



Burma Road, Hurworth Moor, DL2 1QG
5 Bed - House - Semi-Detached
Offers Over £475,000

EPC Rating: E
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Burma Road

Hurworth Moor Darlington DL2 1QG

*** CONVERTED EX-COACHHOUSE ***

*** GENEROUS SIZE ROOMS THROUGHOUT ***

Located on the outskirts of the peaceful village of Hurworth, Darlington, this characterised restored ex-coach house, which has been converted into a lovely five bedroom semi-detached house. The property is surrounded by fields and a picturesque drive up through the country roads. Positioned close by to local shops and amenities, with onward travel links to the A66 and A1M.

The property briefly comprises of; large entrance hall, perfect for hosting family occasions, separate living room with purpose build featured fireplace (Decorative Purposes Only), lobby / home bar area leading to a generous sized open-plan kitchen / diner and a downstairs wc.

The first floor provides an landing, with four double bedrooms, three with en-suite shower rooms, an additional single bedroom and a four piece family bathroom.

Externally, the property has multiple sheds, generous sized summerhouse, with a gravelled driveway allowing off-road parking for multiple vehicles and a decking area, with a well maintained lawn.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











GROUND FLOOR

Kitchen / Diner

31'0" x 18'1" (9.45m x 5.52m)

Living Room

20'0" x 18'9" (6.11m x 5.72m)

Lobby / Bar Area

9'6" x 18'2" (2.92m x 5.56m)

Downstairs WC

9'10" x 4'9" (3.00m x 1.47m)

Living / Dining Area

26'5" x 16'2" (8.06m x 4.93m)

Understairs Storage

14'7" x 3'1" (4.46m x 0.96m)

FIRST FLOOR

Landing

4'1" x 41'10" (1.25m x 12.76m)

Bedroom 1

20'4" x 14'2" (6.22m x 4.34m)

En-Suite

2'11" x 6'6" (0.89m x 2.00m)

Bedroom 2

13'2" x 9'1" (4.02m x 2.77m)

En-Suite

8'9" x 3'3" (2.69m x 1.00m)

Bedroom 3

12'2" x 9'0" (3.72m x 2.76m)

En-Suite

2'7" x 6'3" (0.79m x 1.91m)

Bedroom 4

13'8" x 9'10" (4.19m x 3.02m)

Inner Hall

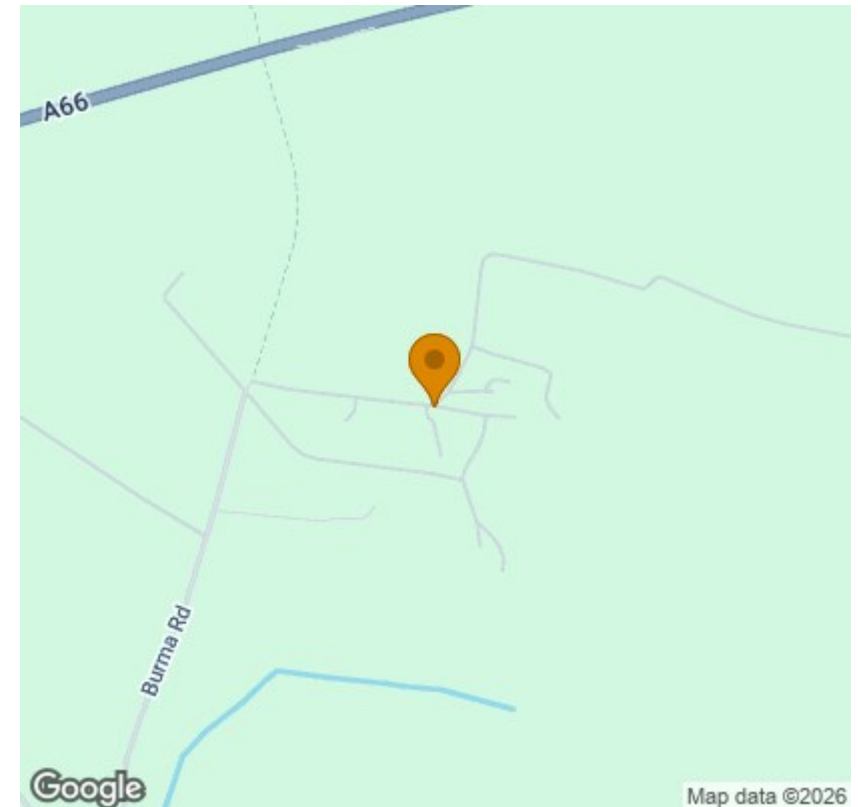
8'7" x 2'6" (2.64m x 0.78m)

Bedroom 5

9'1" x 6'3" (2.78m x 1.92m)

Family Bathroom

6'0" x 16'7" (1.83m x 5.07m)







Approximate total area^m
2600 ft²
241.6 m²

Reduced headroom
7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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