



**** FIRST TIME BUYER DEAL ****

£5000 TOWARDS DEPOSIT - £1000 TOWARDS LEGAL FEES and £1000 MORTGAGE ARRANGEMENT FEE

The sage is a stunning detached 3-bedroom family home. The rear lounge offers the ideal space for socialising with family and friends, while bifold door lead out onto a private rear garden, creating even more space to enjoy. There is also a front aspect kitchen/dining space and a downstairs WC.

Upstairs, the property features a master bedroom with a fitted wardrobe and an en-suit, as well as two further bedrooms and a family bathroom.

Like all properties at the Hurworth Meadows, the sage comes complete with premium insulation, solar panels, and an electric vehicle charging port.

EPC Band B

**Hurworth Meadows, Neasham
Road, Darlington, DL2 1DL
3 Bed - House - Detached
£199,995
EPC Rating:
Council Tax Band:**



**SMITH &
FRIENDS**
ESTATE AGENTS

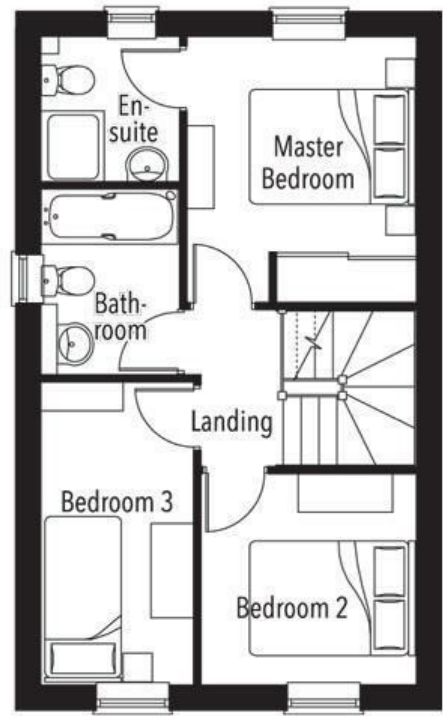
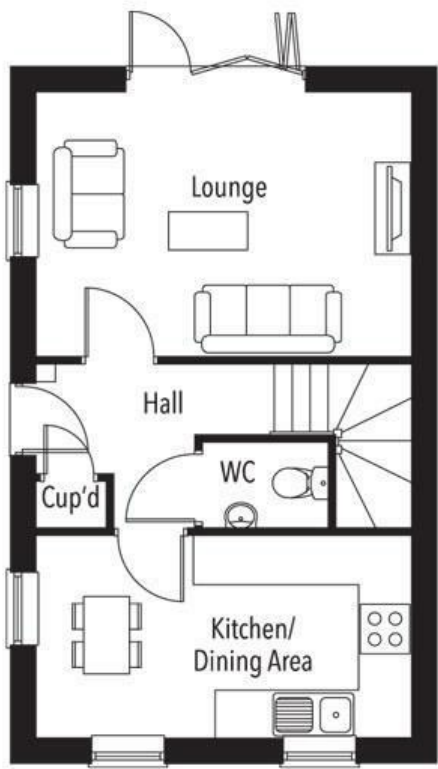
**Hurworth Meadows, Neasham Road, Darlington, DL2
1DL**



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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.

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

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