

Plot 99, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£164,995



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Council Tax Band:

\*\* First time buyer deal, £5,000 towards deposit, flooring included, Integrated Fridge/Freezer, Dishwasher and Washing Machine \*\*

The Azalea is a beautiful Two bedroom home that's perfect for first-time buyers and small families.

It comes complete with parking. Downstairs, there is a front aspect kitchen/dining area to enjoy, as well as a spacious lounge with French doors leading to the rear garden. There is also a downstairs cloakroom.

On the first floor, you can enjoy a generous principal bedroom with a fitted wardrobe and an en-suite. There are another double bedroom and a family bathroom.

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

EPC BAND B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VATpa (23/24)

**Principal elevation**

**Entrance hallway**

**Kitchen/dining area**

14'6" x 7'4" (4.44 x 2.25)

**Lounge**

13'11" 10'1" (4.25 3.09)

**Ground floor w/c**

**First floor landing**

**Principal bedroom**

9'0" x 8'0" (2.76 x 2.46)

**En-suite**

8'9" x 4'7" (2.68 x 1.40)

**Second Bedroom**

13'11" x 8'0" (4.25 x 2.45)

**Bathroom**

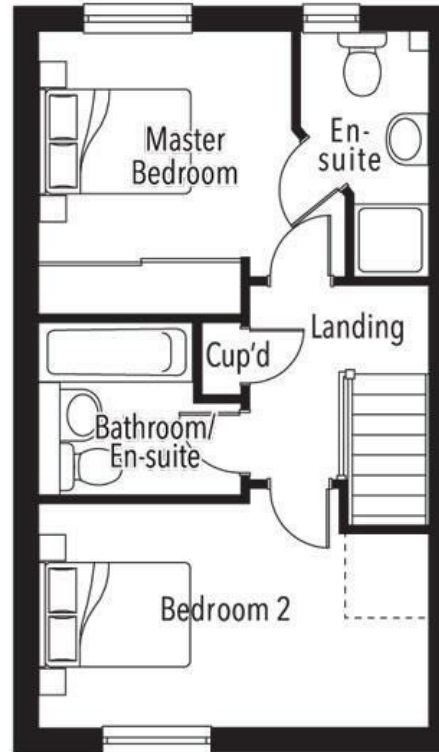
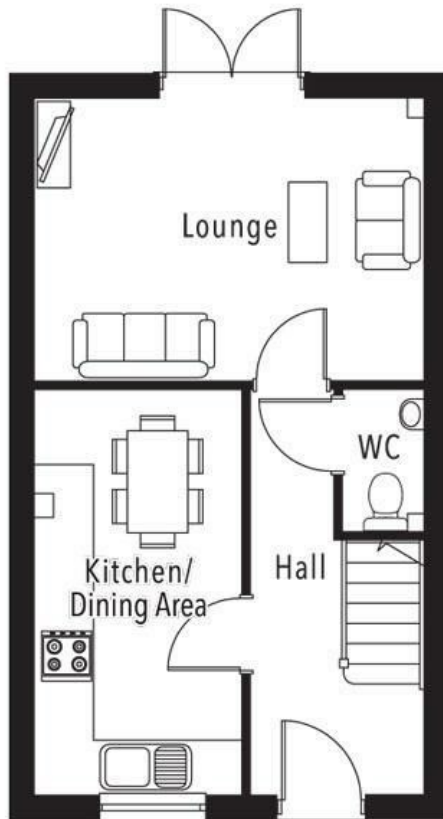
6'3" x 5'6" (1.91 x 1.68)

**Rear garden**





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