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Bryan Close,
Hurworth, Darlington, DL2 2AS

Offers in the region of £264,950

House - Detached
3 Bedroom/s
1 Bathroom/s

Located within the ever popular village of Hurworth-on-Tees, this extended, detached family home briefly comprises entrance hallway, spacious living room, kitchen/dining room, with versatile extension to the rear, currently used as a family room. There is also a utility room alongside the ground floor WC. The first floor landing gives access to three bedrooms and family bathroom. Externally there is a spacious west facing, landscaped rear garden with patio, raised lawn area which is adjacent to vegetable plots. To the front of the property there is off street parking upon the driveway which gives access to the single garage.





- WEST FACING REAR GARDEN
- GARAGE AND OFF STREET PARKING
- CUL-DE-SAC LOCATION
- EXTENDED TO THE REAR
- POPULAR VILLAGE LOCATION
- SOLAR PANELS INSTALLED IN 2022

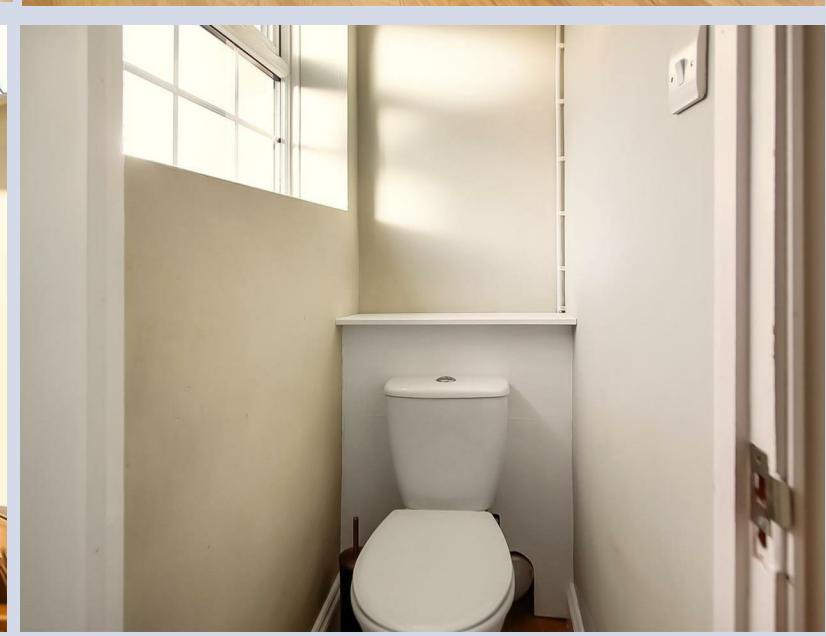
GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.
Double glazing

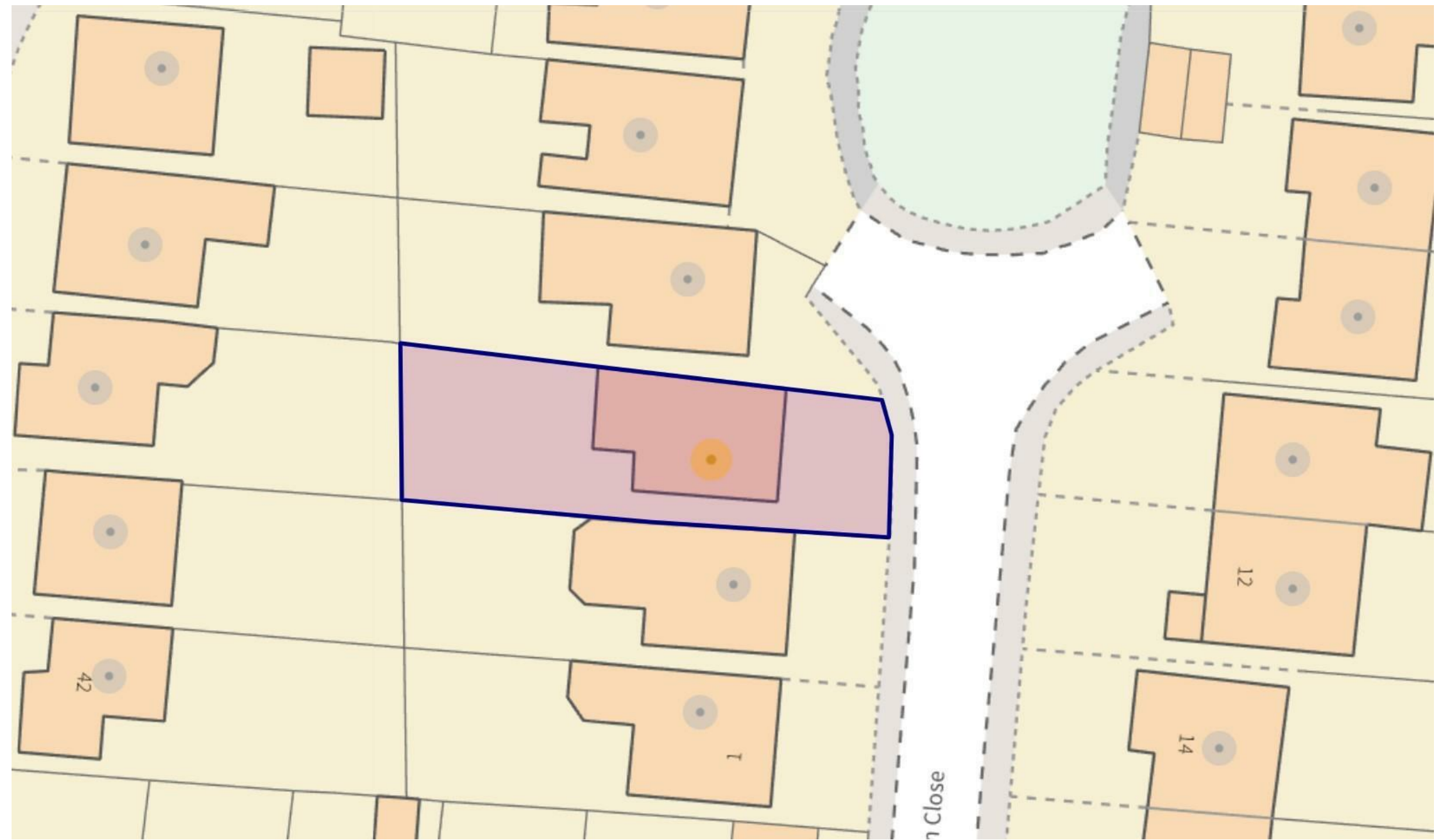
Local Authority: Darlington Borough Council (Tax Banding D)

Solar Panels Installed in 2022.









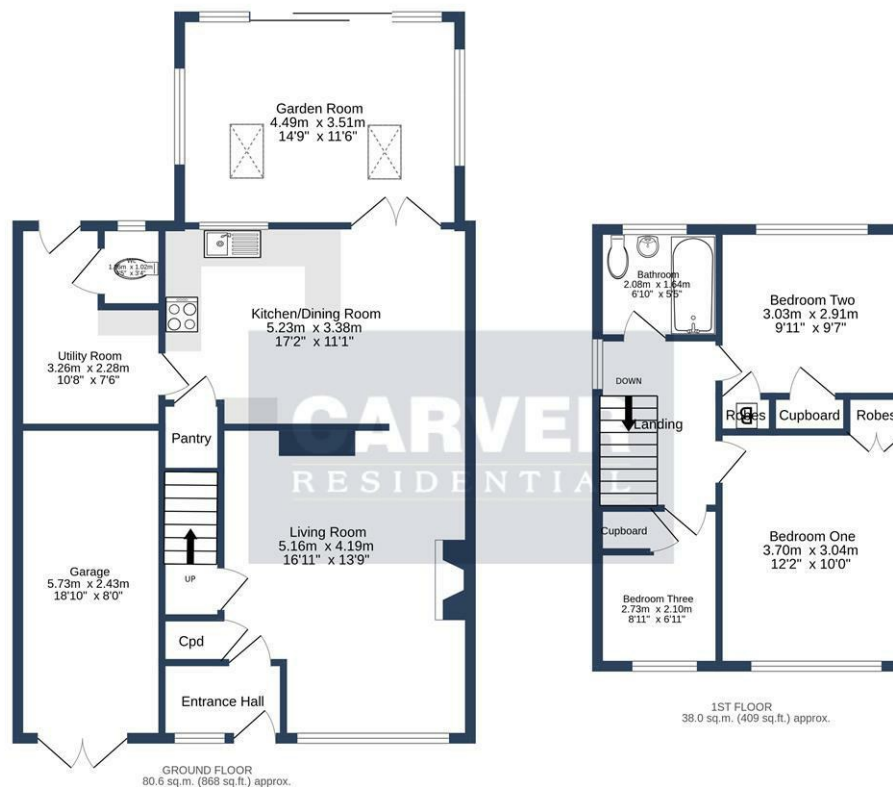
Close

42

1

12

14



BRYAN CLOSE, HURWORTH. DL2 2AS.

TOTAL FLOOR AREA: 118.6 sq.m. (1277 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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MAB 6202



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