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The Green

Hurworth, Darlington, DL2 2HA

**Offers in the region of £350,000**

House - Semi-Detached  
4 Bedroom/s  
2 Bathroom/s



Located within this highly desirable village location of Hurworth, this deceptively spacious cottage offers charm and character and retains many period features throughout. This is a home that will appeal to a wide variety of buyers, within walking distance of schools, and amenities, internally there is a welcoming hallway, two spacious reception rooms, good sized kitchen fitted with a range of units, also having a perfect addition to the property the extension benefits from a living room and additional shower room/WC.

To the first floor is a landing area, three bedrooms and bathroom/WC. Externally to both the front and rear are mature established gardens to both the front and rear, the rear benefits from having a walled rear garden.

Properties within this picturesque village are always in demand







- EXTENDED TO THE REAR
- PERIOD FEATURES THROUGHOUT
- THREE BEDROOMS
- WALLED REAR GARDEN
- EASY ACCESS TO TRANSPORT LINKS
- DECEPTIVELY SPACIOUS
- TWO/THREE RECEPTION ROOMS
- TWO BATHROOM/WC
- WALKING DISTANCE TO SCHOOLS, SHOPS

**GENERAL INFORMATION:**

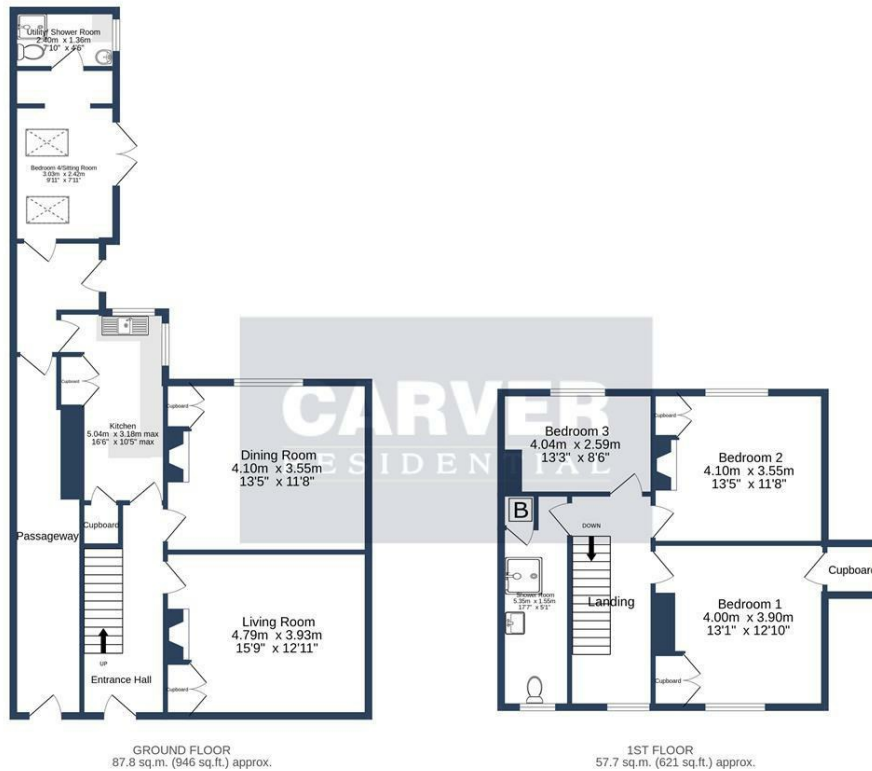
Tenure: Freehold

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

Partial Double glazing

Local Authority: Darlington Borough Council (Tax Banding )





THE GREEN, HURWORTH, DL2 2HA.

TOTAL FLOOR AREA: 145.5 sq.m. (1566 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	

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