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The Arches, Newbus Grange  
Neasham, Darlington, DL2 1PE

**Offers in the region of £175,000**

Cottage  
2 Bedroom/s  
1 Bathroom/s

An attractive two bedroomed cottage, in need of some refurbishment, set within a beautiful courtyard development in an attractive rural setting, situated between the villages of Hurworth and Neasham. The ground floor accommodation includes a kitchen with oak units and integrated appliances and access directly into the living room, with a wood burning stove. There are two double bedrooms to the first floor both with open vaulted ceilings with exposed roof trusses and a family bathroom which supports both of the bedrooms. The front of the property has an attractive outlook towards countryside. The rear of the property overlooks a communal garden area. The Arches also has the advantage of a private enclosed side garden and allocated parking. The closest village being Neasham, The larger village of Hurworth provides a wide range of amenities. also having the benefit of access to nearby riverside and countryside walks.





- STUNNING SEMI-RURAL LOCATION
- DECEPTIVELY SPACIOUS
- WELL PLACED FOR AMENITIES WITHIN HUWORTH VILLAGE
- CLOSE TO RIVERSIDE WALKS
- BEAMED CEILING TO BEDROOMS
- NO ONWARD CHAIN

**GENERAL INFORMATION:**

Tenure: Freehold

Services: mains electric, water and drainage.

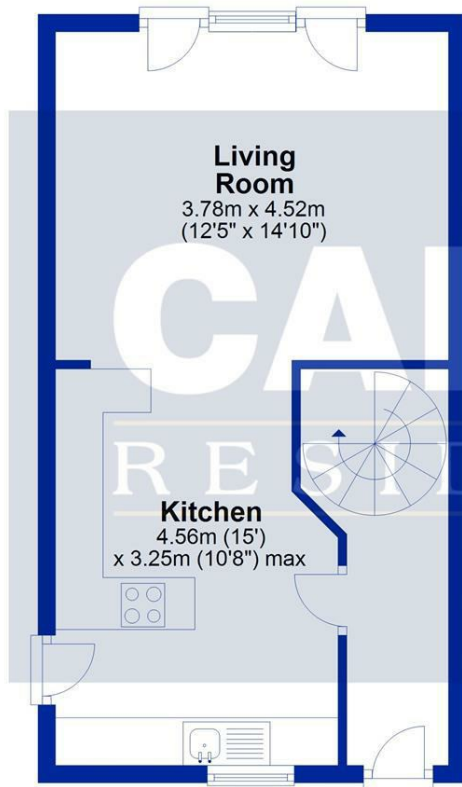
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C) Buyers please note there is a Annual charge of approx. £200.00 per Annum re Treatment plant sewerage) further details available from the office.

Please note that a planning application REF 13/01240/FUL has been submitted by a neighbour

### Ground Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 76.1 sq. metres (819.4 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		35	
(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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