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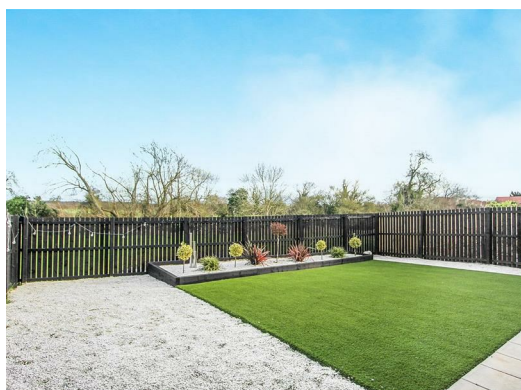
Pondside Close
Darlington, Hurworth, DL2 2NN

Offers in the region of £325,000

House - Detached
3 Bedroom/s
2 Bathroom/s

A beautifully presented detached property located in a prime position on the edge of a modern development (Miller Homes), overlooking beautiful countryside beyond. This three bedroom home is located in a popular village of Hurworth-on-Tees which benefits from excellent local countryside walks, popular public house/ restaurants along with excellent school options nearby. The internal layout briefly consists of large entrance hallway, open plan kitchen/dining room, separate living room with double doors overlooking the low maintenance, landscaped rear garden, downstairs WC. To the first floor there are three double bedrooms, family bathroom and en-suite shower room off bedroom one. Bedroom one has expansive countryside views to the rear of the property. There is also a single garage and driveway.





- EXPANSIVE COUNTRYSIDE VIEWS TO THE REAR
- DRIVEWAY AND GARAGE
- BUILT IN 2022 (BUILDER WARRANTY STILL VAILD)
- LANDSCAPED REAR GARDEN
- MODERN HOME

GENERAL INFORMATION:

Tenure: Freehold

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

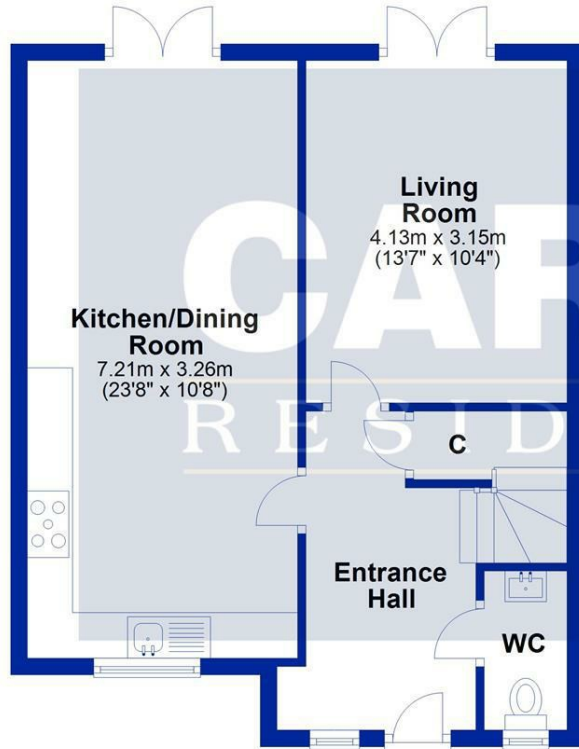
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

A maintenance charge will be payable to contribute towards the communal spaces within the development - amount not confirmed yet as development not yet finished (2024).

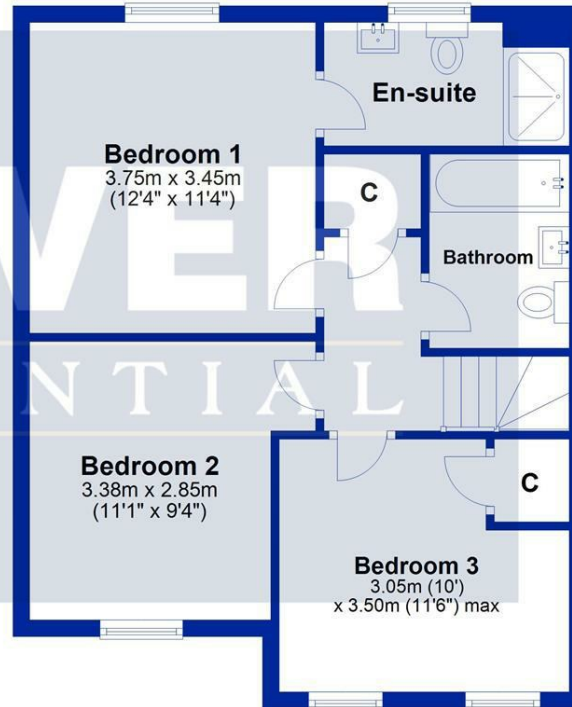
Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.7 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			94
(81-91) B		84	
(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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