





Nestled in the charming village of Hurworth, Darlington, Appletree Close presents a delightful opportunity to acquire a semi-detached house that is both spacious and inviting. This property is ideally situated just off the picturesque village green, offering a serene environment while remaining conveniently close to local amenities.

Upon entering, there is a useful entrance porch, two well-proportioned reception rooms, perfect for both relaxation and entertaining. The fitted kitchen is functional and provides ample space for culinary pursuits. A lovely conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

The first floor comprises three generously sized bedrooms, providing comfortable accommodation for families or guests. The family bathroom is conveniently located, ensuring practicality for everyday living, also having useful attic area for storage.

Externally, the property boasts mature gardens to both the front and rear, creating a tranquil outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air. The presence of double gates allows off road parking.







- NO ONWARD CHAIN
- WALKING DISTANCE TO SCHOOLS AND AMENITIES
- SYLISH READY TO MOVE INTO
- REAR PORCH/BOOT ROOM
- MATURE, ESTABLISHED GARDENS

- POPULAR VILLAGE LOCATION, TUCKED AWAY OFF THE VILLAGE GREEN
- DECEPTIVELY SPACIOUS
- CONSERVATORY TO THE REAR
- DOUBLE GATES OPENING TO LARGE DRIVE WAY ALLOWING PARKING FOR SEVERAL VEHICLES
- THREE BEDROOMS

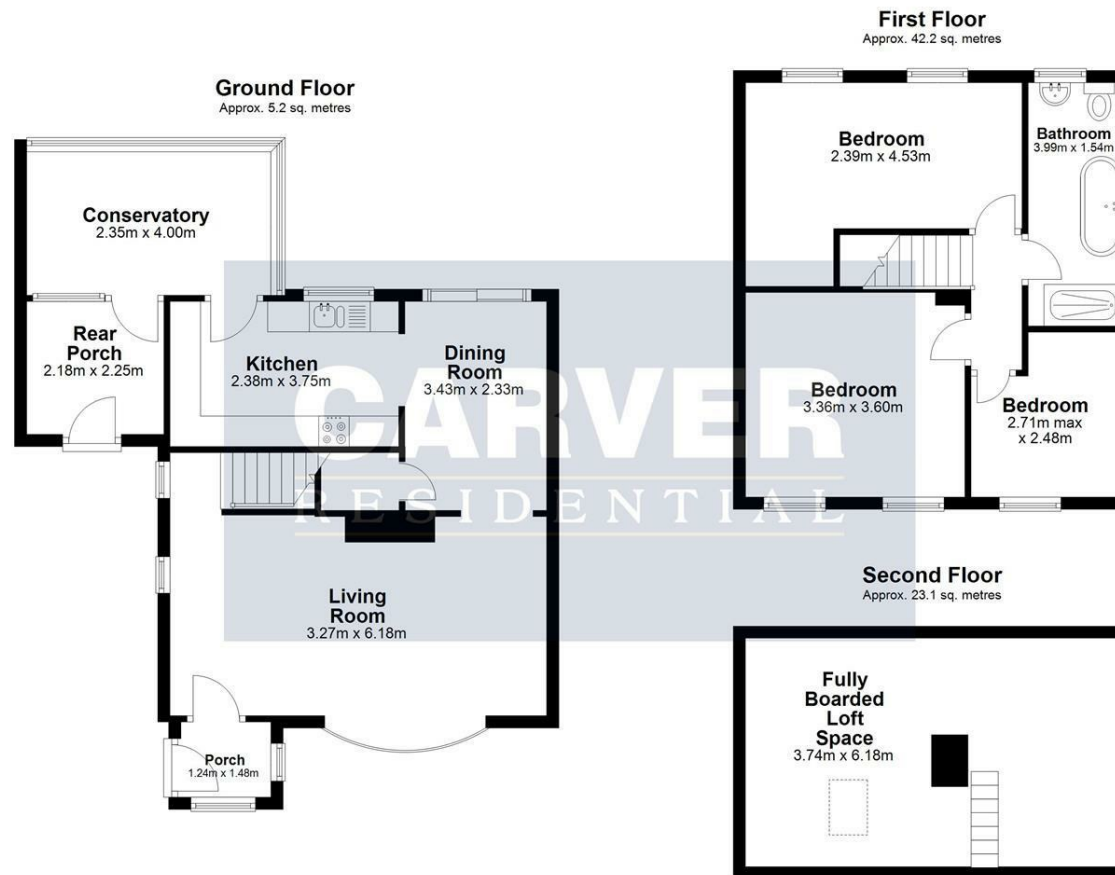
### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: DBC (Tax Banding C)



Total area: approx. 70.5 sq. metres  
1 Appletree Close, Hurworth, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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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