





Located in the popular Hurworth Village on Avon Road, this impressive semi-detached house offers a delightful blend of modern living and spacious comfort. With three well-proportioned bedrooms and shower room/WC, this property is perfect for families or those seeking extra space.

The home has been thoughtfully extended, providing a deceptively spacious interior that is both inviting and functional. The fitted kitchen/diner is ideal for family meals and entertaining guests, while the two reception rooms offer versatile spaces, with living room and garden room/family room.

Externally, the property boasts a driveway and a garage, ensuring ample parking and storage options. Additionally, a lovely summerhouse in the garden provides a wonderful retreat for all the family to enjoy, whether for leisure or hobbies.

Located in a popular area, Hurworth Village is known for its excellent amenities and schooling, making it a desirable location for a variety of buyers. Don't miss the opportunity to make this charming house your new home.







- THREE BEDROOMED SEMI-DETACHED HOME
- POPULAR VILLAGE LOCATION
- TWO RECEPTION ROOMS
- GOOD SIZED DRIVEWAY LEADING TO GARAGE
- FIRST FLOOR SHOWER ROOM/WC
- CLOSE TO SCHOOLS AND AMENITIES
- EXTENDED TO THE REAR
- FITTED KITCHEN/DINER
- SUMMER HOUSE TO THE REAR
- SUITED TO A VARIETY OF BUYERS

#### GENERAL INFORMATION

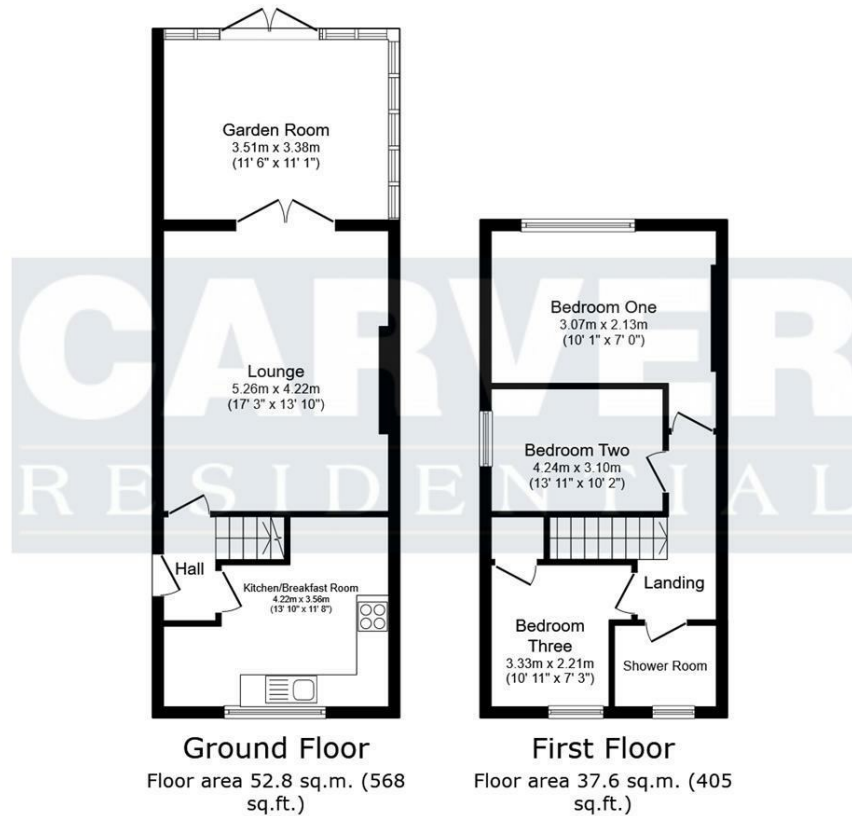
Tenure: Freehold




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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Total floor area: 90.4 sq.m. (973 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202



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