



65 WOODLANDS WAY
Hurworth Place, Darlington

GSC GRAYS
PROPERTY • ESTATES • LAND

65 WOODLANDS WAY

Darlington, DL2 2HQ

A semi-detached, two-bedroom bungalow located in the popular Hurworth Place between Hurworth and Croft on Tees.

The property benefits from a garage/workshop, a long driveway with carport and gardens to both the front and rear. Available with no upper chain.

ACCOMMODATION

The entrance hall has a cloak storage area and doors to the house store room and two bedrooms, one with a front aspect and one to the rear.

The main living room is a lovely big room with a conservatory to the rear, opening into the kitchen which overlooks the front garden.



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Situation and Amenities

Hurworth on Tees is a most desirable village with good local amenities, conveniently located for easy access to the market town of Darlington (approximately 4 miles away).

The village is close to the regional and national road network, Darlington's main line railway station and Teesside International Airport.

Accommodation

The main entrance to the property is via the side door, leading into the entrance hall where there is cloak storage.

The rear bedroom has a wall-mounted electric heater, a window overlooking the garden and a range of built-in wardrobes and storage. The second bedroom has an electric storage heater and a window overlooking the front garden.

The wetroom-style bathroom has a walk-in shower with assistance rails and barriers. There is a low-level w.c., pedestal hand wash basin, electric wall-mounted storage heater, medicine cabinet and a window to the front.





The living room has a large, wall-mounted electric storage heater and a gas fire with surround and marble hearth. At the rear, there is a small conservatory.

A sliding door from the living room opens up to the kitchen, which has a range of floor and wall-mounted units, a one and a half bowl stainless steel sink and draining unit, plumbing for a washing machine, space for a fridge freezer, a fitted oven and gas hob, extractor fan and a window to the front.

Externally

A tarmac drive for several vehicles leads up to a car port and onwards to the garage, which has double timber doors and a courtesy door to the rear the garage, which is currently split as part workshop and part hobby room.

The front garden is mainly laid to lawn with borders whilst, to the rear, there is a further area of lawn, patio and a greenhouse.



Tenure

The property is to be offered freehold with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

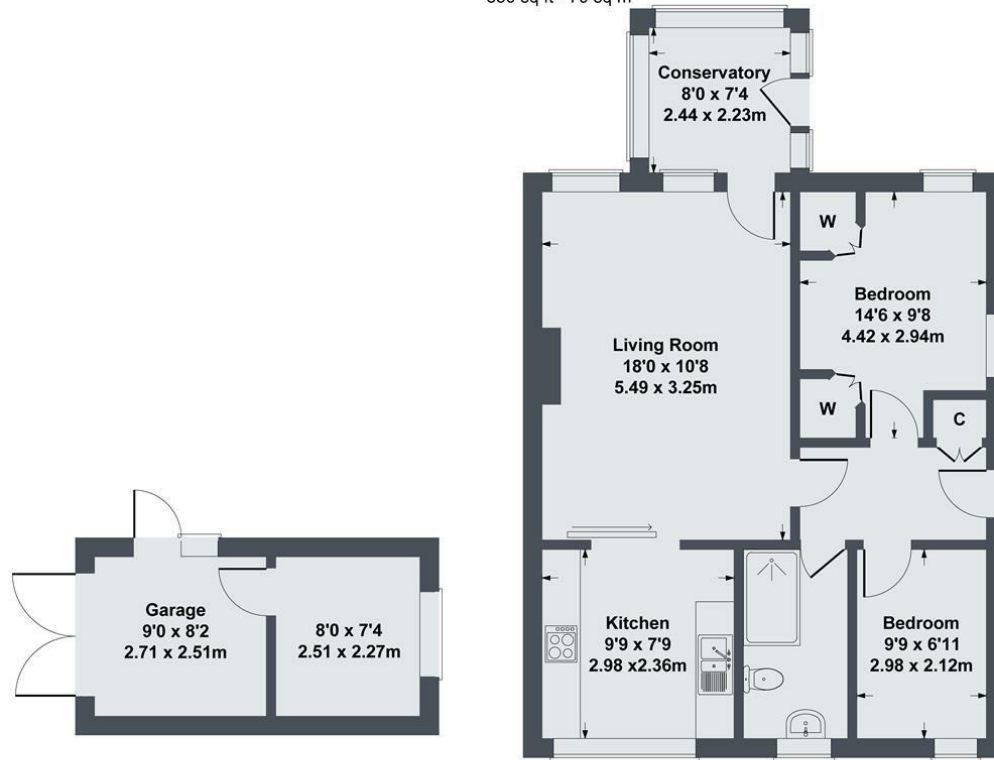
Darlington Borough Council. Council tax band B.

Particulars and Photographs

Particulars prepared and photographs taken July 2024.

65 Woodlands Way, Hurworth, Darlington DL2 2HP

Approximate Gross Internal Area
850 sq ft - 79 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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