



*Ann Cordey*  
ESTATE AGENTS

6 Grange Avenue, Hurworth Place, Darlington, County Durham,  
DL2 2HE

Offers In The Region Of £330,000





## 6 Grange Avenue, Hurworth Place, Darlington, County Durham, DL2 2HE

Situated in the desirable village of Hurworth and located in a private road. We have great pleasure in offering for sale this four bedroom mature semi detached residence.

The property has been extended and boasts a superb garden room to the rear and the master bedroom has en-suite facilities, all of the four bedrooms are double rooms and there is additional easy accessible attic space.

The property is well presented and is in ready to move in order and would suite a family who have looking for access to the excellent schools into the area.

Hurworth is conveniently located being close to Darlington and having excellent transport links to the A66, A1M and A167 towards Northallerton. There are local shops and a post office within the village and some well regarded restaurants and pubs and the five star hotel and golf club Rockcliffe Hall is close at hand.

The property itself is warmed by gas central heating and is fully double glazed.

TENURE: FREEHOLD

COUNCIL TAX D

### RECEPTION HALLWAY

The entrance door opens into the reception hallway which has a ceramic tiled floor and radiator cabinet with the staircase leading to the first floor. There is access to the lounge and kitchen and ground floor cloaks WC.

### CLOAKS WC

A handy addition to any family home, having a white low level WC and ceramic hand basin.

### LOUNGE

**14'2 x 13'7 (4.32m x 4.14m)**

A spacious reception room having a UPVC bay window to the front aspect, neutrally decorated with a log burning stove at its heart to add a cosy glow  
The room is open plan to the dining area.

### DINING AREA

**12'3 x 12'1 (3.73m x 3.68m)**

Having sliding doors that lead through to the garden room.

### GARDEN ROOM

**11'10 x 11'5 (3.61m x 3.48m)**

A superb addition to the home, offering a further living accommodation which enjoys views of the gardens to the rear, having french doors leading out to the rear and a Velux window to the ceiling to provide lots of natural light.

### KITCHEN

**12'5 x 12'2 (3.78m x 3.71m)**

The kitchen is fitted with an ample range of white wall, floor and drawer cabinets which are complimented by the black gloss work surfaces and there is also a breakfast bar for informal dining.

The integrated appliances include a dishwasher and washing machine and the free standing range cooker is also included in the sale.

The kitchen is of a good size and again, is light and bright having a window to the rear garden and a UPVC door leading out, the attractive and practical tiled floor from the hallway is continued through.

### FIRST FLOOR LANDING

The landing leads to all four of the bedrooms and to the family shower room and WC and there is access to the attic area.

There is also a built in storage cupboard to landing



### BEDROOM ONE

19'1 x 8'6 (5.82m x 2.59m)

The master suite is very generous and has a UPVC window to the front aspect and boasts en-suite facilities.

### ENSUITE

The sizeable space allows for a double ended bath and separate shower cubicle and in addition, there is a low level WC and wall hung hand basin which is positioned from a useful vanity unit.

The room has been tastefully finished with grey ceramics and has a heated towel rail

### BEDROOM TWO

12'1 x 9'3 (3.68m x 2.82m)

A further double bedroom having a UPVC window to the rear and storage is on hand by fitted sliding wardrobes.

### BEDROOM THREE

11'10 x 9'6 (3.61m x 2.90m)

A third double bedroom, this time having a UPVC window to the front aspect and also benefiting from fitted sliding wardrobes.

### BEDROOM FOUR

8'6 x 8'2 (2.59m x 2.49m)

Accommodating a double bed and having a UPVC window to the front aspect.

### SHOWER ROOM WC

The shower room has been neutrally decorated with travertine tiles and has a large walk-in shower cubicle with mains fed shower. There is a corner hand basin within a white gloss vanity unit, WC and the room has a UPVC window to the rear aspect.

### ATTIC AREA

Accessed via a pull down ladder, the attic has been boarded and has light and power.

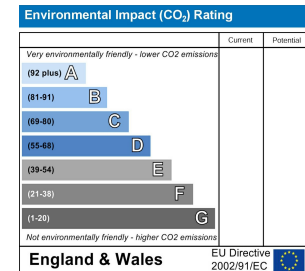
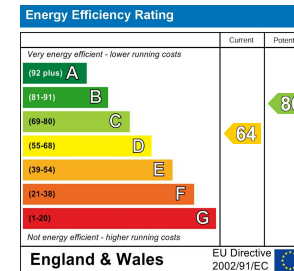
### EXTERNALLY

The front of the property has been designed for ease of maintenance and is enclosed by a small brick built wall with wrought iron railings and double gate. The driveway is block paved and allows for parking for two vehicles and there is an electric car charging point. The remainder of the area has slate chippings. There is a single garage measuring 16'6ft x 12'1ft which has an up and over door, light and power.

There is access to the side of the property via a single pedestrian gate that leads down to the rear garden which is enclosed by fencing and mainly laid to lawn with a paved patio seating area and pathway leading down to a decked area which is enclosed by balustrade and catches the last of the evening sun.



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, areas, volumes and other such data are approximate and are intended to give a general impression of the premises. The services, systems and appliances shown here have not been tested and are provided as they are. The services, systems and appliances shown here have not been tested and are provided as they are. The services, systems and appliances shown here have not been tested and are provided as they are.



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