



Ann Cordey
ESTATE AGENTS

Pear Tree House, 2 Strait Lane, Hurworth, Darlington, DL2 2AL
Offers In The Region Of £299,950



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Situated within the picturesque village of Hurworth, this charming THREE Bedroomed cottage boasts great character and appeal. The well established cottage garden to the front offers an abundance of pretty plants and flowers and mature shrubs.

The internal accommodation and layout is characterful as one would expect for a property of its type, and whilst it is in a conservation area the property itself is not grade II listed.

The rooms are generous, with two reception rooms, a refitted kitchen with appliances and a handy utility room and wc. To the first floor there are three bedrooms, all of which are of a good size and serviced by a family bathroom/wc with a clawfoot bath.

Originally a family home and having been currently let the property is available with no onward chain and is in ready to move into order. Warmed by gas central heating and having double glazed windows in keeping with the period of the home where required.

Externally the property sits in gardens to the front and rear. The front garden being of a good size with a pedestrian pathway down to the entrance door. The garden itself is well stocked with pretty flowering plants and shrubs. the very epitome of a country cottage charm when in its full glory. There is access at the side of the property to a courtyard area to the rear. There is space to sit out and enjoy the area along with storage provided by a timber shed. In addition there is a brick built outbuilding which has timber doors and would provide storage or possible conversion to a hobby room or outside office.

The village of Hurworth always proves popular, having a host of well regarded pubs and restaurants and good local schools. The prestigious Rockliffe Hall Hotel, Spa and Golf Club is also close by along with lots of country and river walks. There are excellent transport links to Darlington and Teesside and to the A1M. Durham Tees Valley airport is on hand also. All in all a very convenient location.

Viewing is highly encouraged and by appointment with our office.

TENURE: Freehold

COUNCIL TAX: C

RECEPTION HALLWAY

The entrance door opens into the reception hallway which has a window to the rear and access to the Lounge.

LOUNGE

16'05 x 14'02 (5.00m x 4.32m)

A spacious reception room being light and bright having two, double glazed sash windows to the front aspect, overlooking the garden. The room has a feature fireplace and Calor gas fire which makes a lovely focal point of the room. The original beams are to the ceiling giving character.

DINING ROOM

12'03 x 14'01 (3.73m x 4.29m)

A further reception room or dining room, easily accommodating a large family dining table , the room has a double glazed sash window to the front aspect, again enjoying views of the front garden and a built in storage cupboard.

REAR HALLWAY

Giving access to the ground floor cloaks/wc/utility and to the kitchen. The staircase leads up to the first floor.



KITCHEN

10'05 x 10'04 (3.18m x 3.15m)

The kitchen has been fitted with an ample range of country cream cabinets which are complimented by the warm tones of the solid wood work surfaces with ceramic sink. The integrated appliances include an electric oven, gas hob and dishwasher. The room has been finished with tiled surrounds and a tiled floor and has a window and door both onto the rear courtyard.

GROUND FLOOR WC

Fitted with a pedestal hand basin and low level WC. The gas central heating boiler is situated here.

FIRST FLOOR LANDING

There is a half-landing with window to the side and the main landing area gives access to three bedrooms and family bathroom/WC.

BEDROOM ONE

14'04 x 13'05 (4.37m x 4.09m)

A spacious master bedroom having a window to the front aspect. There is access to the attic area from bedroom one.

BEDROOM TWO

15'07 x 10'00 (4.75m x 3.05m)

A further, good sized double room also with a window to the front aspect and having the lovely feature of a cast fireplace.

BEDROOM THREE

11'6 x 6'10 (3.51m x 2.08m)

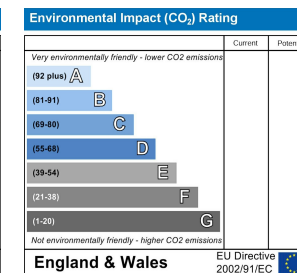
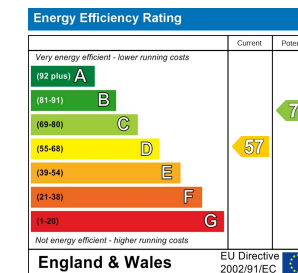
A sizable single room with a double glazed window to the front aspect.

BATHROOM/WC

Fitted with a white suite to include a pedestal hand basin, stand alone clawfoot bath and low level WC. There is also a separate shower cubicle with mains fed shower.

EXTERNALLY

Externally, the property is set well back into the expanse of the front garden which is well established being stocked with an abundance of mature shrubs and flowers. A further feature of the property is the private, enclosed rear courtyard with patio and terracing. There is also a driveway allowing for off-road parking and single garage (which measures with double doors, power and lighting. In addition there is a useful timber storage shed.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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