



*Ann Cordey*  
ESTATE AGENTS

**4 West End, Hurworth, Darlington, DL2 2HB**  
**Offers In The Region Of £425,000**



## 4 West End, Hurworth, Darlington, DL2 2HB

Nestled in the highly sought-after village of Hurworth, this exquisite Victorian four-bedroom townhouse boasts a vast amount of charm and character.

Built in 1891 the property boasts a wealth of period features, including high ceilings, original fireplaces, and intricate cornicing, complemented by upgrades for modern living. The spacious layout includes a welcoming Hallway, a bright and airy living room, a stylish kitchen, and four generously sized bedrooms. The beautifully landscaped garden offers a serene retreat, while the prime location provides easy access to local amenities, excellent schools, and convenient transport links.

### ENTRANCE VESTIBULE

Accessed via beautiful original double doors.

### HALLWAY

Allowing access to all ground floor rooms, as well as staircase to the first floor. The Hallway benefits from original features.

### LOUNGE

This charming and spacious lounge exudes classic elegance and warmth, featuring a stunning white marble fireplace as its centerpiece. The room is tastefully decorated in keeping with the age of the property, also benefiting from natural light streaming through a grand bay window that offers picturesque garden views.

### DINING ROOM

The formal Dining Room is a space where timeless elegance meets modern functionality. This stunning room features high ceilings, The walls are elegantly decorated with a sophisticated palette that complements the room's historic charm. The Garden room floods the room with natural light. There is also a feature fireplace as the centerpiece of the room.

### WC

Low level WC and Basin, with a window to the side,

### SNUG

The Snug forms part of the Kitchen, with room for a breakfast bar or small dining table, there is a window overlooking the Garden room.

### KITCHEN

Generous in size and taking in the views of the rear garden, the kitchen is fitted with a range of painted wall floor and drawer units, contrasting work surfaces, the integrated appliances include; Gas Oven, sink unit, gas hob and extractor, fridge and freezer. The Kitchen leads into the Garden room.

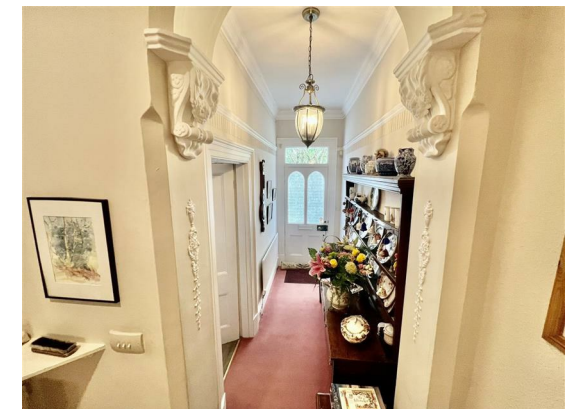
### GARDEN ROOM

Individually designed to fit the space, the Garden room benefits from being generous in size and takes in the full view of the rear Garden, this can be accessed by both the Dining Room and the Kitchen, there is also a door leading into the Garden.

### FIRST FLOOR LANDING

### BEDROOM ONE

The original master bedroom is located on the first floor and has two sash windows to the front aspect. The room is currently used as a second formal sitting room and benefits from a feature fireplace and original cornice to the ceiling.



## BEDROOM TWO

Located to the rear of the property with sash window overlooking the rear, a generous double bedroom with plenty of room for bedroom furniture.

## BATHROOM/WC

The Bathroom is situated on the first floor and benefits from both a bath and a walk in shower, as well as wc and handbasin with vanity unit and storage. The washing machine is currently plumbed into the Bathroom in an integrated cupboard. There is also housing for the central heating boiler.

## SECOND FLOOR LANDING

## BEDROOM THREE

Located on the second floor and having a dormer window overlooking the rear.

## BEDROOM FOUR

Sizable room with velux window to the front aspect.

## EXTERNALLY

Externally the property benefits from a large plot, positioned on the end of a row of three townhouses. To the front there is a brick built wall enclosing the front Garden, which is mainly graveled and has a variety of shrubs.

The rear can be accessed via wrought iron gates which also lead to the driveway for off street parking.

The rear Garden itself is generous in size and extremely private. there is a brick built Garage at the bottom of the Garden which leads on to a gate, vehicles can access these gates via the glebe.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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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