



*Ann Cordey*  
ESTATE AGENTS

16 Hawkswood, Hurworth Place, Darlington, DL2 2HL  
Offers In The Region Of £215,000





## 16 Hawkswood, Hurworth Place, Darlington, DL2 2HL

Situated within a cul-de-sac location within the desirable village of Hurworth we have pleasure in offering for sale this spacious, THREE BEDROOMED semi-detached property which has been upgraded and stylishly presented by the current owners.

The property is in ready to move into order and is sure to have great appeal given the location, condition and ease of access to good local schooling, award winning restaurants, country walks and the prestigious five star Rockliffe Hall hotel & spa. There is also excellent transport links to the A1M and towards Teesside.

The feeling of space is evident throughout the property with a generous lounge/diner to the rear enjoying views through French doors to the garden. The refitted kitchen has an ample range of cabinets and also allows for a family dining table. To the first floor there are three bedrooms. The master is a generous double bedroom overlooking the rear aspect, bedroom two can accommodate a double bed and the third bedroom has a three-quarter double in situ. These are serviced by a family bathroom with white suite and electric over the bath shower.

Externally the property sits in gardens to both the front and rear. The front garden is open plan and laid to lawn with a large driveway allowing for parking for several vehicles this is in addition to the single GARAGE (which measures 6.48 x 3.49m) and has an up and over door, light and power and a personnel door to the rear garden.

The rear garden has been landscaped and is a lovely enclosed space. Designed for ease of maintenance with patio seating areas to both the ends of the garden and gravelled pathways to each side of the lawn. The area catches a great deal of the sunshine and is quite private.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

A smart composite entrance door opens into the reception hallway which has the staircase to the first floor and access to the lounge and kitchen. There is also a useful cloak and storage cupboard.

### LOUNGE

17'10" x 14'0" (5.46 x 4.27)

A generous lounge and dining area which is tastefully decorated and well presented. The feeling of spacious is evident and enhanced further by having large French doors opening onto the garden to bring the outdoors in during the warmer months or to simply enjoy the view.

### KITCHEN & DINING

11'1" x 10'4" (3.39 x 3.15)

Well planned and upgraded by the current owners the range of sage green cabinets have been thoughtfully placed to allow for a family dining table within the room. The cabinets are complimented by the warm wooden tones of the walnut effect worksurfaces with stainless steel sink unit. The integrated appliances include a fridge/freezer, double electric oven and hob and there is also plumbing for an automatic washing machine. The room has an attractive vinyl floor and a window to the front aspect.

### FIRST FLOOR

#### LANDING

The landing leads to all three bedrooms and bathroom. There is also a built in linen cupboard and access to the attic area.



### BEDROOM ONE

13'9" x 10'2" (4.21 x 3.12)

A generous master bedroom benefitting from fitted wardrobes and overlooking the rear aspect.

### BEDROOM TWO

11'1" x 7'3" (3.40 x 2.23)

The second bedroom can also accommodate a double bed and has a window to the side.

### BEDROOM THREE

8'9" x 7'0" (2.68 x 2.15)

A good sized third bedroom which currently has a three-quarter double bed in situ. This room overlooks the front aspect and has a built-in cupboard.

### BATHROOM/WC

Comprising of a white suite with a panelled bath and over the bath electric shower and screen. There is a pedestal hand basin and low level wc. The room has been finished with neutral ceramics and has a window to the front aspect.

### EXTERNALLY

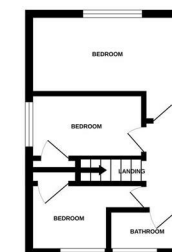
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GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements should be taken on site. The floorplan is not intended to be used as a legal document and should not be relied upon for any legal purpose. The floorplan is not intended to be used as a legal document and should not be relied upon for any legal purpose. The floorplan is not intended to be used as a legal document and should not be relied upon for any legal purpose.

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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