



Ann Cordey
ESTATE AGENTS

19a Belgrave Terrace, Hurworth Place, Darlington, DL2 2DW
Offers In The Region Of £235,000



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Having the very best attention to planning and detail paid throughout the refurbishment of this THREE BEDROOMED END-TERRACED residence, the end result offers a spacious and stylish home boasting high quality finishes including USB plug sockets throughout and positioned within a highly desirable village location.

The property has been re-configured from an original dwelling, with the accommodation now offering light and airy lounge, striking open plan kitchen and dining area, convenient ground floor cloaks/wc. To the first floor there are three well proportioned bedrooms, with the master bedroom boasting ensuite facilities, whilst the remaining two bedrooms are serviced by a family bathroom/wc

Externally there is a paved driveway to the front allowing for parking for two vehicles. A brick built raised border has established shrubs and adds interest. To the rear there is an enclosed courtyard, which has a single gate to the side for access.

19a Belgrave Terrace was configured from a, single, original dwelling, with the refurbishment programme including the very highest specification and all heating and rewiring, and having all construction and insulation being up to the current building regulations. The property will have great appeal in today's market and would appeal to a number of purchasers, viewings is highly encouraged.

The location is convenient for the well regarded schools of the area, and the transport links to the A1M, A167 towards Northallerton and the A66 towards Teesside, with Darlington's market town not being too far away. The village of Hurworth is hugely popular, having several pubs and award winning restaurants, there is a local spar shop and post office and the prestigious five star hotel, spa and golf club at Rockcliffe Hall is also close at hand.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

A smart composite entrance door opens into the welcoming reception hallway, with a modern LVT floor and having the staircase leading up to the first floor. There is a handy understairs storage cupboard and access to the lounge, cloaks/wc and kitchen/diner.

CLOAKS/WC

Fitted with a white suite to include wall hung hand basin and low level WC. There is also a heated towel rail.

LOUNGE

17'10" x 10'0" (5.44 x 3.05)

Having the advantage of being an end terraced , the lounge benefits from being dual aspect, with a bay window to the front and further window to the side, resulting in a light and bright reception room. Neutrally carpeted and decorated.

KITCHEN & DINING

18'6" x 14'9" (5.65 x 4.50)

A generous open plan area, and boasting a range contemporary of wall, floor and drawer cabinets in an 'industrial concrete' style finish with matching worksurfaces with textured sink and a statement island to the centre of the room. The integrated appliances include a SMEG electric oven and SMEG built in microwave ,induction hob,washing machine and dishwasher.

The room is open plan and can easily accommodate a family dining table, there are french doors to the rear courtyard and a window looks out to the rear from the kitchen. The LVT floor has continued from the hallway and there is a large walk in cloaks cupboard.

FIRST FLOOR



The galleried landing is spacious and leads to all three bedrooms and to the bathroom/wc. There is access to the attic area, which has a velux window to the rear.

15'8" x 9'10" (4.79 x 3.01)

Being dual aspect and lovely and light, generous master bedroom with ensuite facilities. Over looking the side and rear aspects.

ENSUITE
Fitted with a striking, modern suit with wall hung vanity unit and basin, large walk in shower with mains fed shower and low level wc.
Finished with ceramics and monochrome fittings.

12'2" x 9'9" (3.72 x 2.99)

A Generous second bedroom, overlooking the front aspect.

11'1" x 7'4" (3.39 x 2.25)

The third bedroom overlooks the rear aspect.

BATHROOM/WC
Fitted with a modern white suite to include P shape bath with mains fed shower, contemporary wall hung vanity basin and low level wc.
Finished with ceramics and monochrome fittings.

EXTERNALLY

The open plan frontage is paved to allow for off street parking and has a brick built raised border at the side with established plants to add colour and interest. An enclosed courtyard to the rear is a pleasant area to sit and attracts a great deal of the summer sunshine. A single gate leads out to the side.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		78	89	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

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