



9 AVON ROAD, HURWORTH PLACE, DARLINGTON, DL2 2HF

Offers In Excess Of £200,000

Situated in this highly desirable picturesque village of Hurworth, ideally placed for a host of amenities including shops, school, dentist and doctors surgery, we are delighted to offer for sale this well presented Three Bedroomed Semi-Detached Residence.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Vestibule with staircase to the first floor, Lounge/Dining Room with feature fireplace and double glazed patio doors opening to the garden room, and refitted Kitchen/Breakfast Room with a quality range of units.

To the first floor there are Three Bedrooms and a refitted Bathroom/wc.



LOUNGE
17'03 x 13'10 (5.26m x 4.22m)

GARDEN ROOM
11'06 x 11'01 (3.51m x 3.38m)

KITCHEN/BREAKFAST ROOM
13'10 x 11'08 (4.22m x 3.56m)

BEDROOM ONE
10'01 x 7'00 (3.07m x 2.13m)

BEDROOM TWO
13'11 x 10'02 (4.24m x 3.10m)

BEDROOM THREE
10'11 x 7'03 (3.33m x 2.21m)

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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.

