



## **14 CEDAR MEWS, HURWORTH PLACE, DARLINGTON, DL2 2HU**

### **Offers In The Region Of £140,000**

Occupying a pleasant position within a cul-de-sac location in the popular village of Hurworth. We have pleasure in offering for sale a TWO BEDROOMED terraced bungalow. The property offers well proportioned accommodation having a generous lounge/diner, refitted kitchen with ample cabinets and a conservatory. There are also two double bedrooms and a bathroom/WC.





The front of the property is open plan and block paved for ease of maintenance and having a single driveway for off street parking. The rear garden is enclosed and again designed for ease of maintenance with paved patio area and artificial grass.

There are regular bus services through the village a local Spar shop with post office and several pub restaurants. The five star hotel, golf club and spa at Rockcliffe Hall is also within walking distance along with country and river walks. The villages of Croft-On-Tees and Neasham are close by and there is ease of access to Darlington's town centre and towards Teesside beyond.

The property is warmed by gas central heating and fully double glazed.

TENURE: Freehold  
COUNCIL TAX: B

**ENTRANCE VESTIBULE**

A upvc entrance door opens into the vestibule which in turn has a door opening into the lounge and dining area.

**LOUNGE & DINER**

19'1" x 12'5" (5.84 x 3.81)

A generous reception room overlooking the front aspect and able to accommodate a family dining table and soft seating. There is a door to a rear hallway way and a door to the kitchen.

**KITCHEN**

9'10" x 8'11" (3.02 x 2.72)

Refitted with an ample range of white, wall floor and drawer cabinets with complementing work surfaces and stainless steel sink unit. There is an integrated electric oven and gas hob and there is also plumbing for an automatic washing machine. A door from the kitchen leads into the conservatory.

**CONSERVATORY**

14'8" x 8'1" (4.49 x 2.48)

Enhancing the accommodation further the conservatory has a UPVC frame, tiled floor and French doors opening onto the rear garden.

**REAR HALLWAY**

Leading to both bedrooms and the bathroom/WC.

**BEDROOM ONE**

11'2" x 10'3" (3.42 x 3.14)

A generous double bedroom overlooking the rear aspect.

**BEDROOM TWO**

10'3" x 9'11" (3.14 x 3.03)

A second double bedroom this time overlooking the front aspect.

**BATHROOM/WC**

Comprising a grey suite with panelled bath with a mains fed over the bath shower. There is a handbasin positioned within a vanity storage cabinet and a low level WC.

**EXTERNALLY**

The front garden is open plan and block paved for ease of maintenance with a single driveway for parking. The rear garden is enclosed and again designed for ease of maintenance with patio seating area and an area of artificial grass.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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