



The Green

Darlington DL2 2HA

Offers Over £170,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Cottage
- No Onward Chain

- Hurworth Location
- Council Tax Band C

- Large Rear Garden with Outhouse
- EPC TBC

Located within this highly desirable village location of Hurworth, this two bedroom cottage comes to the market and retains many period features throughout. This property will appeal to a wide variety of buyers and is within walking distance of schools, and amenities.

The home comprises; Entrance vestibule, two spacious reception rooms, fitted kitchen and a downstairs bathroom.

To the first floor is a landing area and two bedrooms. Externally to the rear benefits from having a yard and a further walled rear garden that is mainly laid to lawn with further outbuildings.

Entrance

Composite door to front.

Lounge

14'7 x 13'3 (4.45m x 4.04m)

Upvc double glazed bay window to front and radiator.

Dining Room

13'1 x 9'1 (3.99m x 2.77m)

Upvc double glazed window to rear, staircase to first floor and radiator.

Kitchen

9'6 x 7'1 (2.90m x 2.16m)

Upvc double glazed window to side, wall base and drawer units, space for cooker, washing machine and fridge freezer. Sink and door to side.

Downstairs Bathroom

P shaped bath with shower over and screen. W/c, wash hand basin and radiator.

First Floor Landing

Radiator and storage cupboard.

Bedroom One

14'1 x 11'2 (4.29m x 3.40m)

Upvc double glazed window to front and radiator.

Bedroom Two

9'9 x 9'7 (2.97m x 2.92m)

Upvc double glazed window to rear and radiator.

Externally

To the front of the property is a forecourt.

To the rear is a yard with outbuildings and a right of way access to the large garden that is mainly laid to lawn with further outbuildings.

Council Tax

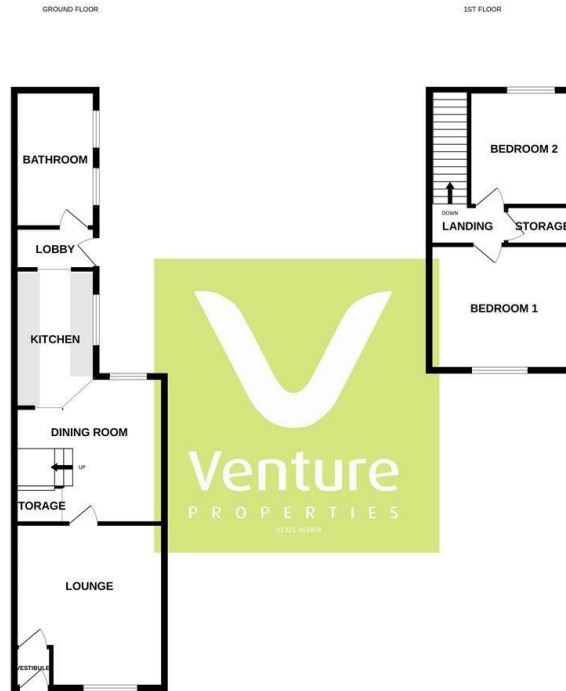
Band C

Tenure

Freehold

Notes

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The floor plan, drawings and specifications shown here are deemed correct and no guarantee as to their accuracy or efficiency can be given.
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