



The Gables

Darlington DL2 2AG

Offers In The Region Of £210,000

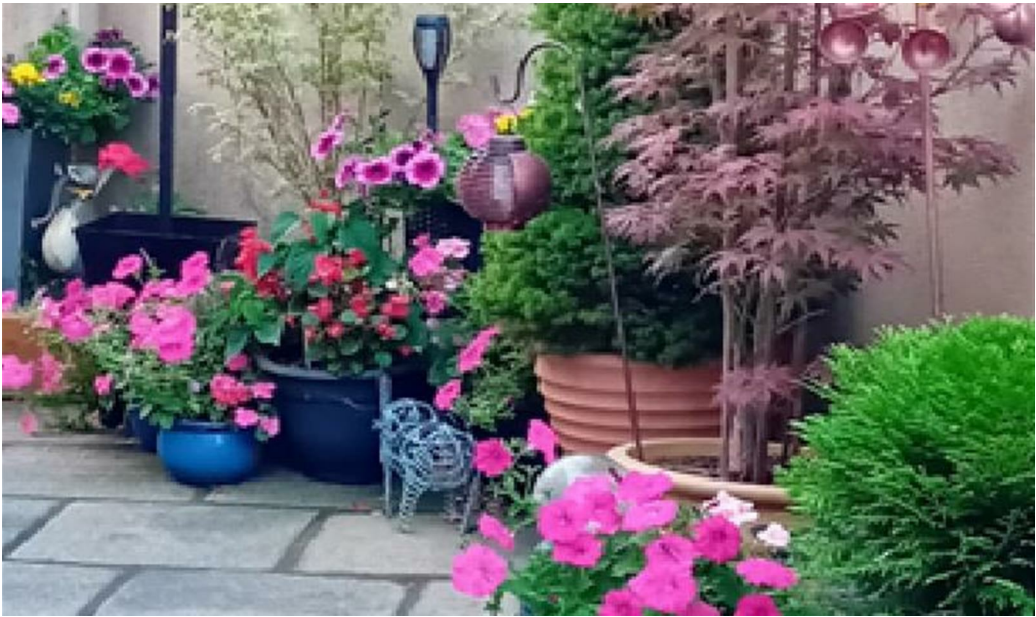




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The Gables

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- 3 bedrooms
- Epc Rating D

- Gardens
- Immaculately presented

- Sought after village location
- Close to excellent schools

Located in the sought after village of Hurworth close to Darlington, this immaculately presented end of terrace house at The Gables offers a delightful blend of comfort and style. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office.

The house features a modern bathroom and benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Its prime location opposite the village church adds to the picturesque setting, enhancing the sense of community that Hurworth is known for.

Residents of this popular village enjoy a strong community spirit, complemented by excellent local schools, making it a perfect environment for families. Additionally, the option to include or purchase some items of furniture and fixtures offers flexibility for potential buyers, allowing for a seamless transition into this lovely home.

In summary, this property presents a wonderful opportunity to embrace village life in a beautifully maintained home, with all the amenities and community benefits that Hurworth has to offer.

Entrance Hall

Composite door to front, LVT flooring and staircase to the first floor and radiator.

Lounge

12'05 x 15'05 (3.78m x 4.70m)

Upvc double glazed bow window to front, radiator.

Dining Room

7'06 x 11'03 (2.29m x 3.43m)

Upvc double glazed window to rear, under stairs storage and radiator. LVT Flooring.

Kitchen

7'10 x 12'03 (2.39m x 3.73m)

Upvc double glazed window to rear, fitted with a modern range of cream wall, base and drawer units, stainless steel sink with mixer tap, integrated double oven and four ring gas hob with extractor over. LVT flooring, radiator and door to rear.

First Floor Landing

Bedroom One

14'08 x 8'00 (4.47m x 2.44m)

Two Upvc double glazed windows to rear, storage cupboard and radiator.

Bedroom Two

11'09 x 10'09 (3.58m x 3.28m)

Two Upvc double glazed windows to front and radiator.

Bedroom Three

8'07 x 8'01 (2.62m x 2.46m)

Upvc double glazed window to front and storage cupboard.

Bathroom

With a walk in waterfall head shower and spray, low level square shape w.c and wash hand basin in vanity. Vertical storage, Worcester Boiler concealed in storage cupboard. Spotlights to ceiling, Pvc panelled walls, laminate flooring and heated towel rail.

Externally

To the front there is a front garden which is mainly laid to lawn.

To the rear garden there is a brick outbuilding housing a toilet with light, a storage shed and a larger shed with power and light used for storage/utility room, a paved patio and outside tap.

Tenure

Freehold

Property Details

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

Hurworth

Flood Risk

Very low

Floor Area

904 ft 2 / 84 m 2

Plot size

0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

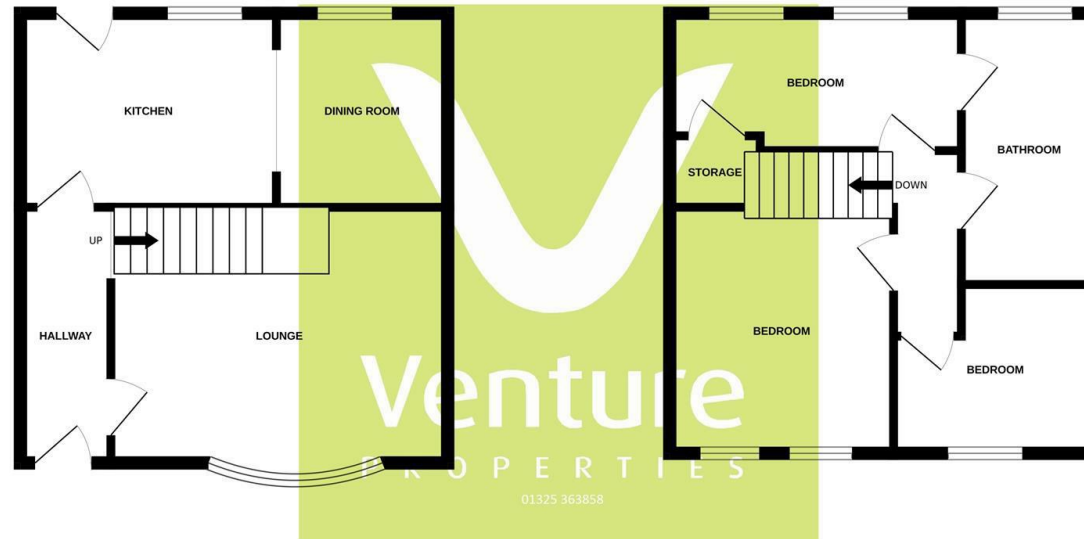
Sky

Note

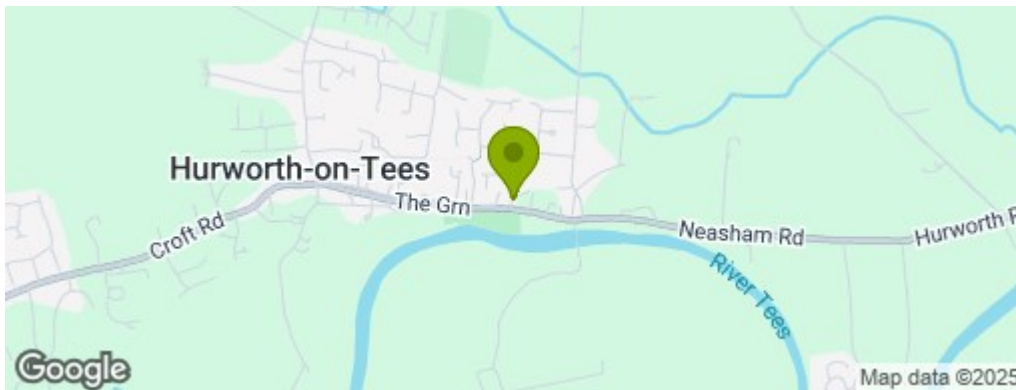
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GROUND FLOOR

1ST FLOOR



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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