



CARVERS

SALES & LETTINGS

Hurworth Road

Hurworth Place, Darlington, DL2 2DG

Price £230,000

Cottage



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You'll be grinning like the Cheshire Cat if you're lucky enough to be calling this place 'Home'.

Located near the stunning Bridge to Croft, with the River Tees meandering through, it's easy to see why Lewis Carroll loved this place so much, penning his most famous works here, welcome to Hurworth Place, Darlington.

You would definitely be in Wonderland here, this delightful double fronted cottage on Hurworth Road offers space, comfort and character. With its inviting façade and picturesque surroundings, this property is ideal for those seeking a tranquil lifestyle while remaining close to local amenities.

Inside, the cottage boasts two spacious versatile reception rooms, ample space for quiet relaxation and entertaining. These versatile areas can be tailored to suit your needs, whether you envision a cosy sitting room or a formal dining space. The three well-proportioned bedrooms offer a peaceful retreat, perfect for unwinding after a long day.

The property features off road parking for one vehicle currently, a valuable asset in this quaint village setting, with the property itself being set back from the road through the mature private garden. Through the galley kitchen to the rear, there is also a surprisingly large patio garden at the back, it's bigger than you think!

The surrounding area is known for its friendly community and beautiful landscapes and fantastic dog walks along the Tees, making it an excellent choice for downsizers, couples, or individuals looking to settle in a serene environment.

This cottage presents a wonderful opportunity to embrace a charming lifestyle in Hurworth Place. With its appealing features and stunning location, it is sure to attract those who appreciate the beauty of semi-rural living combined with modern conveniences.

So come on, jump on down the Rabbit Hole! Don't not miss the chance to make this lovely cottage your new wonderland!.



- Double fronted Cottage, fantastic location
- 2 Reception rooms
- LARGE patio area to rear
- Off street parking
- Close to local amenities, schools etc
- Set back from road through mature private garden
- Galley kitchen extension to rear
- 3 Bedrooms, family bathroom on first floor
- Fantastic location, beautiful river scenery and walks

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1033.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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