

Plot 91, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.
£239,995

estates⁴
'The Art of Property'



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Council Tax Band:

** Part Exchange Available **

** First time buyer deal: £5,000 paid towards deposit, £1,000 paid towards legal fee's, flooring included, Integrated appliances Fridge/Freezer and Dishwasher included **

The Heather is a wonderful Three bedroom detached home with a built-in garage. The front lounge is a light and airy space. Elsewhere on the ground floor, the Heather offers a stunning open-plan kitchen/ dining area with French doors leading to the rear garden. There is also a downstairs WC, a utility room, and storage.

Upstairs, the generous principal bedroom comes complete with a fitted wardrobe and a luxurious en-suite, complemented by two more spacious bedrooms and a family bathroom.

Like all properties at Hurworth Meadows, The Heather comes complete with premium insulation, solar panels, and an electric vehicle charging port.

EPC Band B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VAT pa (23/24)

Principal elevation

Entrance Hallway

Lounge

12'5" x 9'10" (3.80 x 3.00)

Kitchen/dining area

16'2" x 9'0" (4.95 x 2.75)

Utility room

5'6" x 5'5" (1.70 x 1.66)

Ground floor w/c

First floor landing

Principal bedroom

13'3" x 10'0" (4.05 x 3.06)

En-suite

8'4" x 5'5" (2.56 x 1.66)

Second bedroom

12'5" x 8'4" (3.81 x 2.55)

Fourth Bedroom

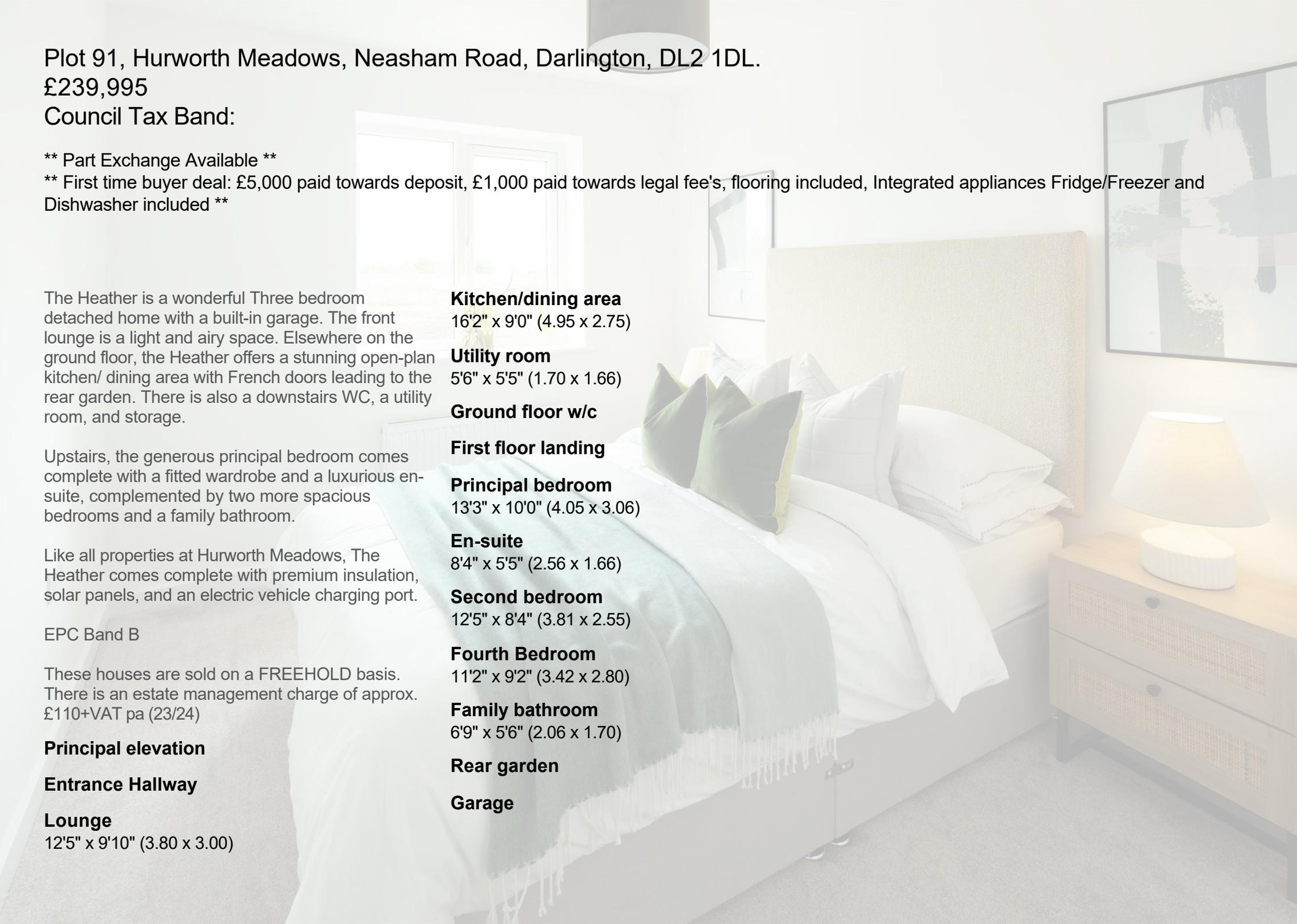
11'2" x 9'2" (3.42 x 2.80)

Family bathroom

6'9" x 5'6" (2.06 x 1.70)

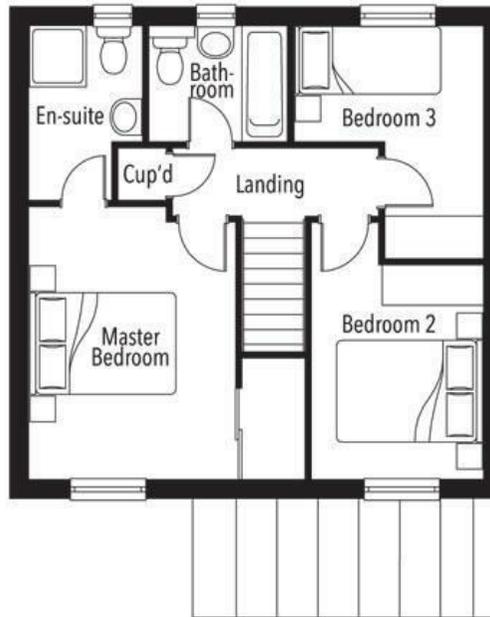
Rear garden

Garage





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