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Manor Road  
Hurworth Place, Darlington, DL2 2HJ

**Offers in the region of £195,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Located on Manor Road in the charming village of Hurworth Place, Darlington, this semi-detached house presents an excellent opportunity for those seeking a project to make their own. Offered for sale with no onward chain, this competitively priced three-bedroom property is perfect for families or first-time buyers looking to create their ideal home.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, providing a comfortable space for relaxation and entertaining. The kitchen, offers ample potential allowing you to design a culinary space that suits your lifestyle. The first floor boasts three generously sized bedrooms and a contemporary family bathroom, complete with a WC.

Externally, the property features a large driveway with privacy gates, leading to a garage, ensuring ample parking and security. The outdoor space offers a blank canvas for gardening enthusiasts or those wishing to create a delightful outdoor area for family gatherings.

Early viewing is essential to appreciate every aspect of this fine home.





- No onward chain
- Easy access to well regarded schools,shops and a host of amenities available within the village
- Three bedrooms
- Drive and garage
- Popular Village location
- Gas central heating and double glazing
- West facing rear garden

#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **GENERAL INFORMATION**

Tenure: Freehold

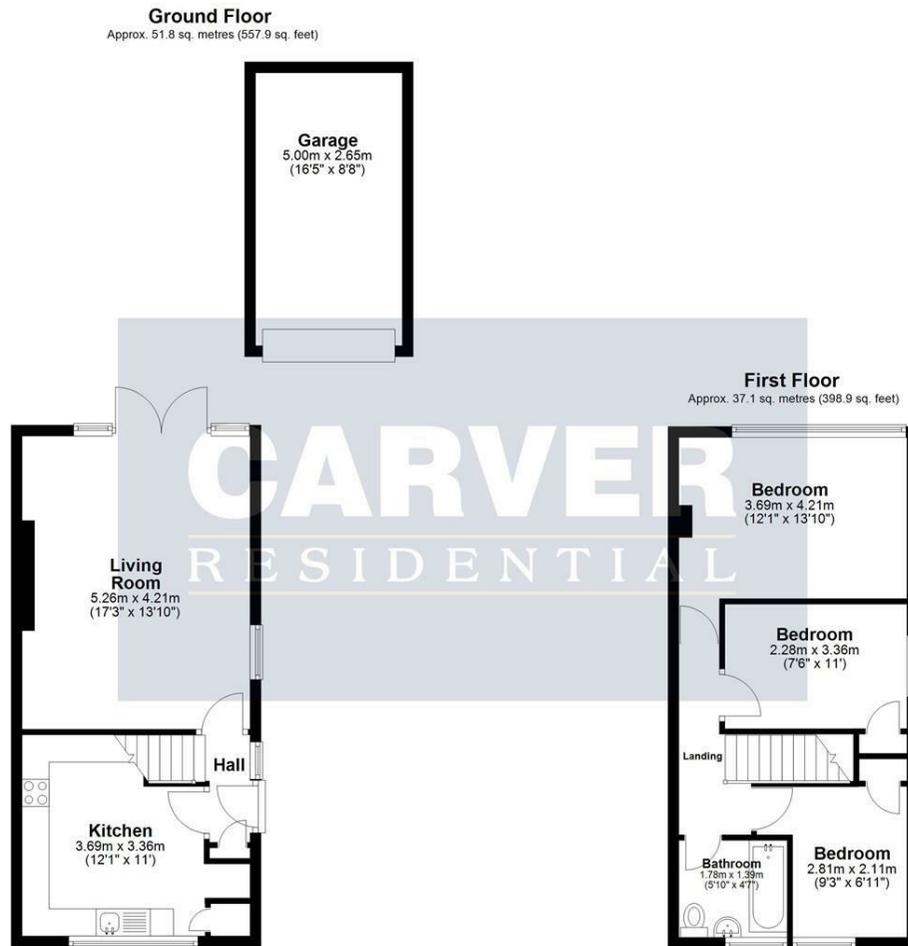
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

#### **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 and/or garage)



Total area: approx. 88.9 sq. metres (956.7 sq. feet)  
6 Manor Road, Hurworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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