

Plot 118, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£169,995

**estates<sup>4</sup>**  
'The Art of Property'



Plot 118, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£169,995

Council Tax Band:

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 Daisy two bedroom home with parking.

Kitchen/dining area, lounge with French doors to the rear garden, downstairs cloak room and storage.  
Master bedroom with fitted wardrobe, one further bedroom and family bathroom.

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

These houses are sold on a FREEHOLD basis.  
There is an estate management charge of approx.  
£110 + VAT pa (24/25)

### Front elevation

#### Lounge

13'3" x 10'2" (4.05 x 3.11)

#### Kitchen/dining area

11'5" x 6'9" (3.50 x 2.07)

#### Ground floor w/c

#### First floor landing

#### Master bedroom

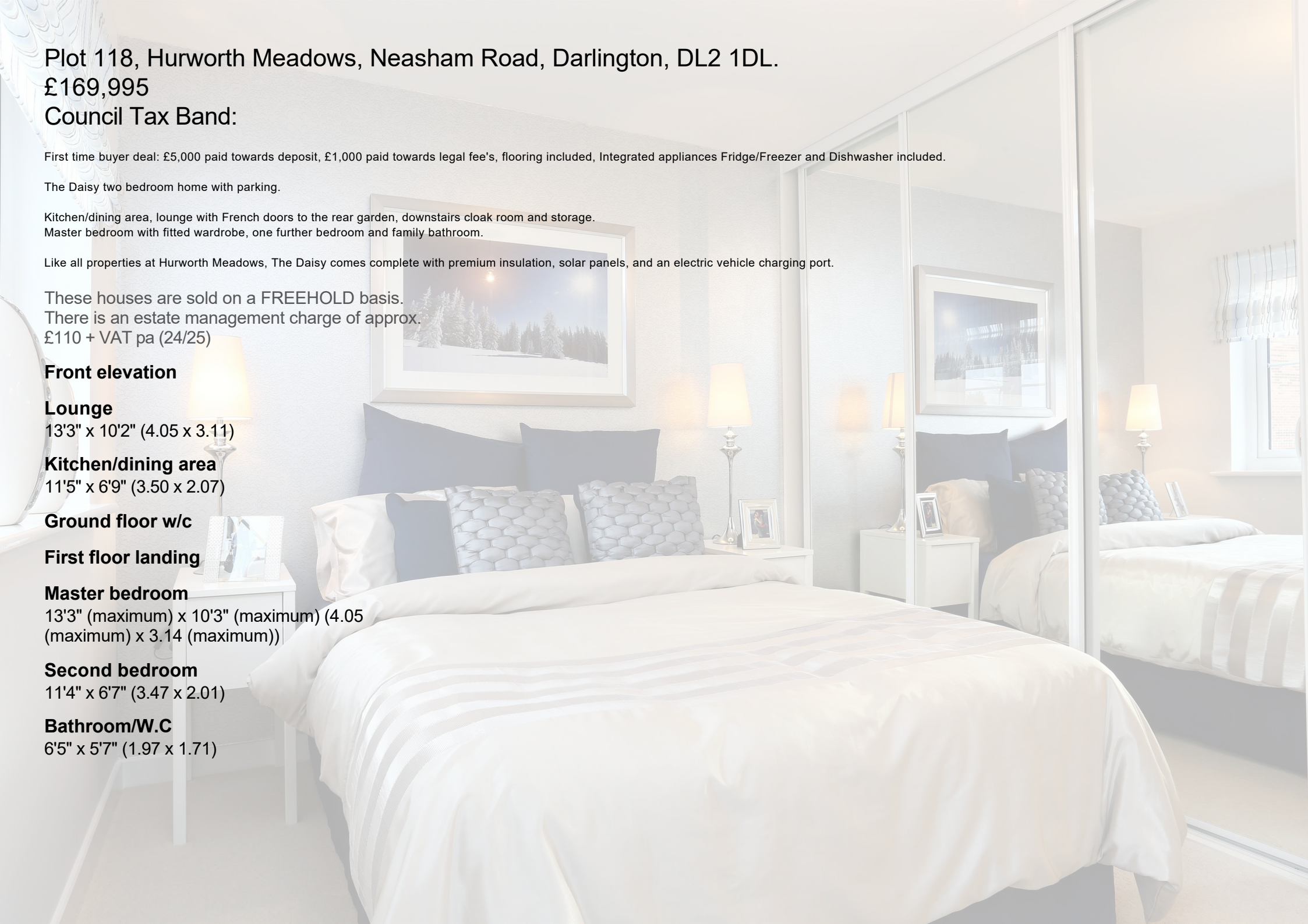
13'3" (maximum) x 10'3" (maximum) (4.05  
(maximum) x 3.14 (maximum))

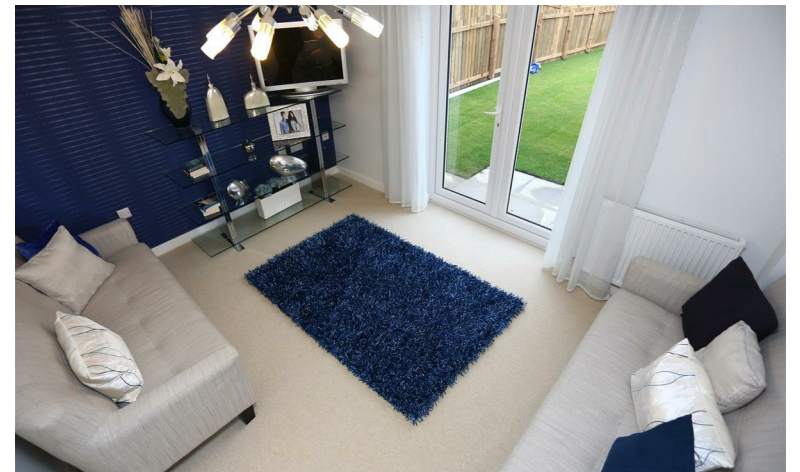
#### Second bedroom

11'4" x 6'7" (3.47 x 2.01)

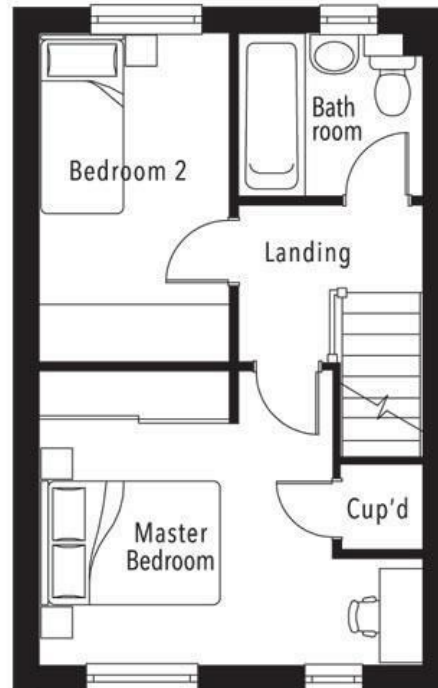
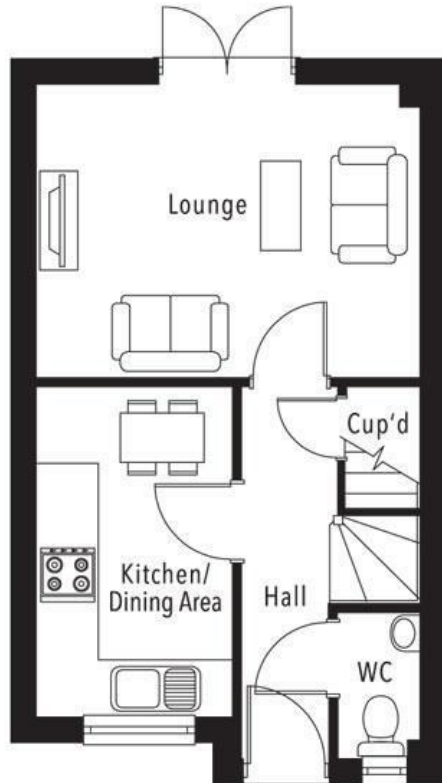
#### Bathroom/W.C

6'5" x 5'7" (1.97 x 1.71)





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