Azalea Drive, Hurworth Moor, Darlington, DL2 1GS
3 Bed - House - Semi-Detached
£189,950

Council Tax Band: B
EPC Rating: B
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

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*** IDEAL FOR FIRST TIME BUYER OR FAMILY ***
*** EV CHARGER INCLUDED ***

Rare to the market, this lovely three bedroom semi-detached, built in 2024, by Esh Homes, located on the newly sought after Hurworth Moor area of Darlington. Located close to local amenities, good schooling transport links for onward travel to the A66 & A1M.

The property briefly comprises of; entrance hall, downstairs wc, modern fitted kitchen / diner, with integrated fridge/freezer, dishwasher, washing machine, electric oven and gas hob. To the rear of the property is a good sized living room with understairs storage cupboard and 'French Doors' to the rear garden.

The first floor provides a landing with three bedrooms, (Master with Fitted Wardrobes), an en-suite shower room and a modern three piece family bathroom off the landing.

Externally, the property has ample of off-street parking to the front of the property th a block paved driveway, including an EV Charger and side access to the rear garden. The rear garden has undergone a full landscape, with a mixture of patio areas and a well maintained lawn.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
4'1" x 11'11" (1.26m x 3.64m)

Downstairs WC
3'2" x 5'6" (0.99m x 1.70m)

Kitchen / Diner
8'2" x 11'11" (2.50m x 3.65m)

Living Room
15'4" x 11'2" (4.69m x 3.42m)

FIRST FLOOR

Landing
5'11" x 4'3" (1.81m x 1.32m)

Bedroom 1
10'0" x 8'9" (3.05m x 2.69m)

En-Suite
5'2" x 7'1" (1.58m x 2.18m)

Bedroom 2
9'3" x 8'0" (2.84m x 2.44m)

Bedroom 3
5'10" x 7'7" (1.80m x 2.33m)

Family Bathroom
5'6" x 6'1" (1.69m x 1.86m)

WINE
MAKE
everything FINE
PROSECCO

Sparkle

Ground Floor

Floor 1

Approximate total area(1)

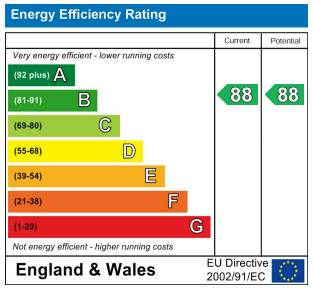
667 ft²

61.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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