



Ann Cordey
ESTATE AGENTS

23 Strait Lane, Hurworth, Darlington, County Durham, DL2 2AH
Offers In The Region Of £215,000



23 Strait Lane, Hurworth, Darlington, County Durham, DL2 2AH

Positioned within a terraced row of similar properties and in the desirable village of Hurworth, this delightful period cottage on Strait Lane offers a perfect blend of character and modern living. With two generously sized double bedrooms, this terraced house is ideal for couples or small families seeking a stylish yet comfortable home.

Upon entering, you will be greeted by two well-proportioned reception rooms, each adorned with tasteful decor that enhances the property’s inherent charm. The ground floor also features a kitchen extension and a convenient cloakroom/WC, adding to the practicality of the layout. The immaculately presented interiors reflect a keen attention to detail, with characterful tones that harmonise beautifully with the cottage's period features.

The location is particularly appealing, with a variety of pubs and restaurants just a stone's throw away, perfect for socialising and enjoying local cuisine. For those who appreciate leisure and luxury, the prestigious five-star Rockliffe Hall Hotel and Golf Club is nearby, offering exceptional amenities. Families will also benefit from access to well-regarded schools in the area, making this property an excellent choice for those with children.

Nature enthusiasts will delight in the abundance of countryside and river walks that surround the village, providing a serene escape from the hustle and bustle of daily life. This property is not just a house; it is a home that encapsulates the essence of village living while offering modern comforts. Don’t miss the opportunity to make this charming cottage your own.

Warmed by gas central heating and being double glazed.
TENURE: Freehold
COUNCIL TAX :

ENTRANCE VESTIBULE

RECEPTION HALLWAY

LOUNGE

13'5" x 11'10" (4.09 x 3.61)

With an inset chimney breast with log burning stove and window to the front aspect. The room is open plan to the dining room.

DINING ROOM

12'6" x 11'9" (3.82 x 3.60)

French doors opening to the rear courtyard

KITCHEN

22'0" x 5'5" (6.72 x 1.66)

Well planned with an ample range of wall, floor and drawer cabinets with complementing worksurfaces and integrated appliances. A door leads to the rear courtyard and to the ground floor WC.

CLOAKS/WC

Low level WC

FIRST FLOOR LANDING

With built ibn storage cupboard and access to the attic area.



BEDROOM ONE

13'5" x 11'9" (4.11 x 3.60m)

Double bedroom with a pretty cast iron fireplace and built in wardrobe and overlooking the front aspect

BEDROOM TWO

11'9" x 12'5" (3.59 x 3.81)

A second double bedroom overlooking the rear aspect.

BATHROOM/WC

A real statement bathroom with stand alone claw foot bath, double vanity basins within stylish unit and a large walk in shower cubicle with monochrome mains fed shower fitment.

EXTERNALLY

There is a pretty enclosed courtyard to the rear of the property which has fixed seating and attracts a great deal of the summer sunshine. A door opens into a useful brick built storage shed and there is an access gate at the side leading through a passageway to the front.



STREET LANE, DARLINGTON, COUNTY DURHAM, DL3 7RX

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



