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Avon Road  
Hurworth Place, Darlington, DL2 2HF  
**Price £220,000**

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

Need a home office or outside entertaining/living space?

This could be the place for you!

Located in the very popular village of Hurworth; welcome to Avon road. This beautiful 3 bed semi-detached house on Avon Road has been updated and renovated, offering a comfort and convenience with a modern feel. Spanning an inviting 753 square feet, (not including Garden room) the property features two spacious reception rooms, a large family lounge and a Garden room to the rear, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three bedrooms, providing ample space for family living with the family bathroom on the first floor.

Outside and to the rear of the property, the Garage has been renovated and split into two sections, providing great storage to the front and a fully lined and insulated Home office to the rear.... Don't need a home office? Adapt to suit your needs and lifestyle, it could be a great Outdoor living space, BBQ kitchen and possibly fit it out as a home gym or Bar. What would you use it for?

You will find plenty of parking available here for multiple vehicles, no need to park on the roadside.





- Semi-detached family home in the popular village of Hurworth
- 2 Living spaces, large family lounge and garden room to rear
- Private rear garden
- Close to highly regarded Schools in Hurworth and local amenities
- 3 spacious bedrooms
- Garage converted to Home office, separate storage are to front of Garage
- Off road parking for multiple vehicles

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

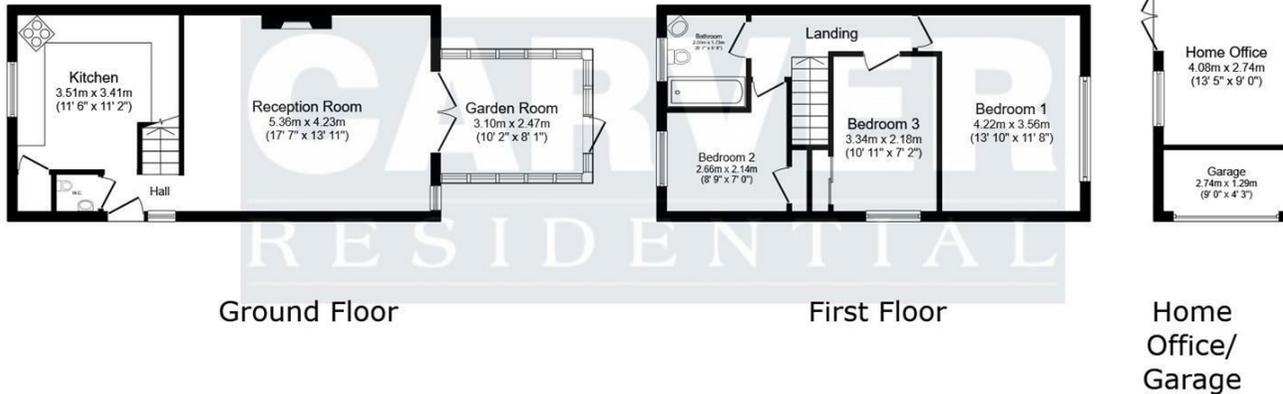
Local Authority: Darlington Borough Council (Tax Banding C)

#### **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.

#### **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. conservatory, garage)



Ground Floor

First Floor

Home Office/  
Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC -  
753.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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