

Plot 86, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.
£179,995

estates⁴
'The Art of Property'



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Council Tax Band:

** First time buyer deal: £5,000 towards deposit, flooring included, Integrated appliances including: Oven, Hob, Hood, Fridge/Freezer and Dishwasher **

The Azalea is a beautiful 2-bedroom home that's perfect for first-time buyers and small families. It comes complete with parking. Downstairs, there is a front aspect kitchen-dining area to enjoy, as well as a spacious lounge with French doors leading to the rear garden. There is also a downstairs cloakroom.

On the first floor, you can enjoy a generous principal bedroom with a fitted wardrobe and an en-suite. There are another double bedroom and a family bathroom.

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

EPC BAND B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VATpa (23/24)

Principal elevation

Entrance hallway

Kitchen/dining area

14'6" x 7'4" (4.44 x 2.25)

Lounge

13'11" 10'1" (4.25 3.09)

Ground floor w/c

First floor landing

Principal bedroom

9'0" x 8'0" (2.76 x 2.46)

En-suite

8'9" x 4'7" (2.68 x 1.40)

Second Bedroom

13'11" x 8'0" (4.25 x 2.45)

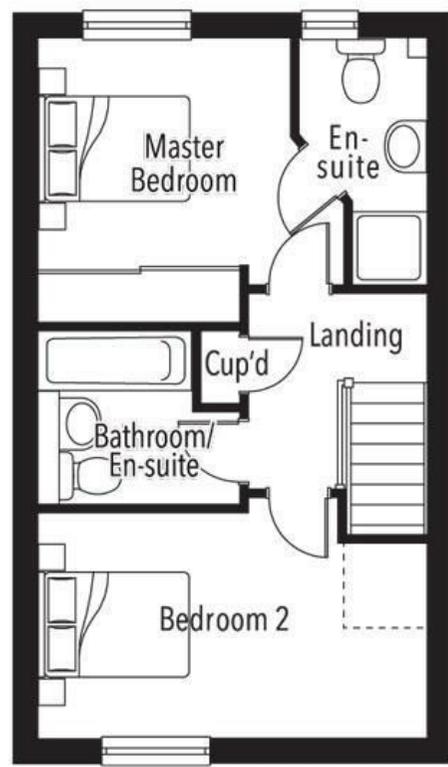
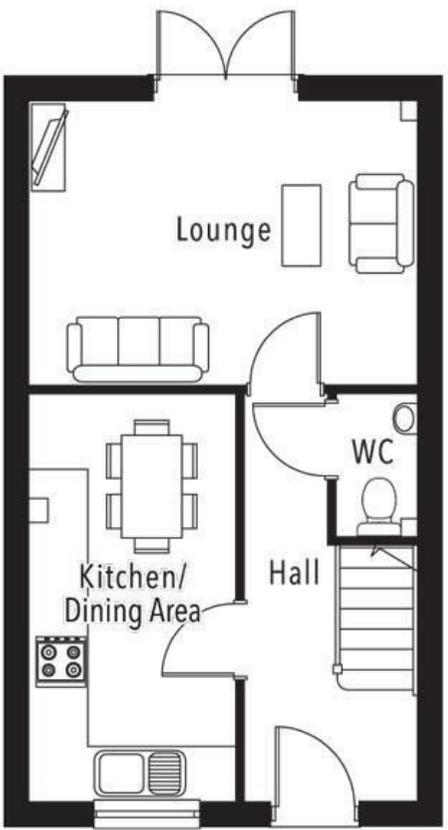
Bathroom

6'3" x 5'6" (1.91 x 1.68)

Rear garden



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