



## 30 Strait Lane, Darlington Offers In The Region Of £209,950

Situated in the charming village of Hurworth, Darlington, this delightful house on Strait Lane presents an excellent opportunity for those seeking a new home. The property boasts a well-thought-out layout that includes two inviting reception rooms, perfect for both relaxation and entertaining guests.

The residence features three comfortable bedrooms, providing ample space for families or those wishing to create a home office. The bathroom is conveniently located, ensuring ease of access for all occupants.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for buyers looking to move in without delay.

With its appealing location and practical living space, this house is a wonderful prospect for anyone looking to settle in a friendly community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



# 30 Strait Lane, Darlington

## General Remarks

A fantastic opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Strait Lane within the highly desirable and much sought after Village of Hurworth.

Gas fired central heating

UPVC double glazed windows throughout

Gas fired central heating

Council Tax Band B

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Hurworth on Tees is one of the most sought after Villages in the district with a delightful Village Green. The Village offers a range of amenities including superb local primary and comprehensive schools, a local convenience store, a number of local pubs including the highly renowned Bay Horse. Rockcliffe Hall hotel is also close at hand and is home to one of Europe's longest, and most challenging, golf courses. Hurworth is very well placed for easy access to Darlington Town Centre where you will find a greater range of amenities. For the commuter the Village is conveniently located for the regional road network, including the A1M and A66 and Darlington's mainline railway station and Teesside Airport are easily accessible.

## Entrance Porch Way

The property is entered through a door to the side elevation leading into an entrance porch way.

## Kitchen

12'1" x 8'0"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window overlooking the rear elevation of the property and an integrated electric oven with a gas hob and overhead extractor hood. A UPVC double glazed door leads out to the rear garden. The kitchen is open plan with the dining room.

## Dining Room

9'10" x 12'0"

The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring, a UPVC double glazed window overlooking the side elevation of the property and an understairs cupboard providing useful storage.

## Living Room

8'10" x 12'4"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed bay window and a wooden fire surround with a granite hearth and inserts.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'4" x 9'9"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed bay window.

## Bedroom Two

8'6" x 9'10"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the side elevation of the property.

## Bedroom Three

6'6" x 8'2"

Situated to the rear elevation of the property a further bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bathroom

8'2" x 5'2"

The modern bathroom has laminated flooring, a UPVC double glazed window with privacy glass and is fitted with a contemporary suite comprising of a panelled bath with over head shower, a wash hand basin inset on a vanity unit, a low level WC and a towel radiator.

## Externally

Externally to the front of the property there are wrought iron gates leading on to a spacious driveway providing off road car parking and a garden which is laid to lawn. To the rear of the property there is a single garage, a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

