



36 Grange Avenue, Hurworth Place, Darlington

Asking Price £270,000

Situated in the charming Village of Hurworth Place, Darlington, this delightful semi-detached residence on Grange Avenue offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring convenience for all residents and guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a peaceful neighbourhood, this property benefits from a friendly community and is conveniently located near local amenities, schools, and parks. Whether you are looking to settle down or invest in a promising area, this home on Grange Avenue is a wonderful opportunity not to be missed.



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General Remarks

A superb opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Grange Avenue within the much sought after Village of Hurworth Place. Gas fired central heating. UPVC double glazed windows throughout. Council Tax Band C. 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 and lies on a particularly attractive stretch of the River Tees. The village offers a range of amenities including a superb local primary and comprehensive school, a local convenience store and a number of local pubs including the highly regarded Bay Horse. The superb Rockliffe Hall Hotel which is home to one of Europe's longest and most challenging golf courses is also located in Hurworth. Hurworth is very well placed for easy access to Darlington, Northallerton and to the regional road network, including the A1M. Darlington's mainline railway station and Teesside Airport are also close at hand.

Entrance Hallway

The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, has UPVC double glazed windows to the front and side elevations and benefits from LTV flooring and a cupboard providing useful storage.

Cloakroom

The cloakroom is fitted with a modern suite comprising of a wash handbasin and a low level WC.

Living Room

17'4" x 6'6"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from a UPVC double glazed window and a wooden fire surround with a granite hearth and insert and an electric fire. Part glazed wooden double doors lead into the kitchen / dining room.

Kitchen / Dining Room

13'10" x 28'4"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a double bowl composite sink and drainer. The kitchen benefits from LTV flooring, a UPVC double glazed window with pleasant views overlooking the rear garden and a number of integrated appliances including a double oven with an electric hob and overhead extractor hood and a fridge / freezer. The dining room is open plan with the kitchen and offers an abundance of natural light. Warmed by a central heating radiator, tastefully decorated and benefiting from LTV flooring and double glazed French doors which lead out to the rear garden.

Utility room

5'5" x 7'0"

Accessed via the kitchen, benefits from a range of floor and wall units and a stainless steel sink, plumbing for washing machine and dryer.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

13'11" x 12'7"

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from stripped floor boards, a walk in wardrobe with built in robes providing useful storage and a UPVC double glazed window overlooking the rear of the property and an adjoining en suite bathroom.

En Suite Bathroom

The en suite bathroom has a tiled floor, partially tiled walls and is fitted with a modern suite comprising of a corner bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit, a low level WC and a Bede. The bathroom is warmed by a central heating radiator and benefits from laminated flooring and a UPVC double glazed window with privacy glass.

Bedroom Two

13'5" x 10'3"

A further double bedroom with a UPVC double glazed window offering pleasant views overlooking the rear garden. Warmed by a central heating radiator, tastefully decorated and benefiting from built in wardrobes providing useful storage.

Bedroom Three

10'11" x 10'0"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property and fitted wardrobes.

Bathroom

The family bathroom is warmed by a central heating radiator, has laminated flooring, partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath with over head electric shower, a wash hand basin inset into a vanity unit and a low level WC.

Externally

Externally to the front of the property there is a garden which is laid to lawn. To the rear of the property there is a driveway providing off road car parking, a single garage and a beautifully presented garden which is laid to lawn and complimented with a gravelled border with shrubs. There is also a patio area which is ideal for outdoor entertaining.

