



CARVERS
SALES & LETTINGS

Blind Lane
Hurworth, Darlington, DL2 2JB
Offers in the region of £285,000

House - Terraced



Situated in the heart of the picturesque village of Hurworth, this delightful two-bedroom period Grade 2 listed cottage effortlessly blends timeless character with modern-day comfort. Beautifully presented throughout, the property offers a unique and inviting layout with an impressive open-plan ground floor, creating a bright and sociable living space ideal for both everyday living and entertaining.

Steeped in charm, the cottage boasts an abundance of original features, including exposed timber beams and a striking stone-built fireplace, which provides a wonderful focal point to the lounge and enhances the property's warm and welcoming atmosphere. The open-plan layout flows seamlessly into the kitchen and dining area, while a separate utility room and ground floor bathroom add practicality.

To the first floor are two bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A stunning vaulted ceiling and mezzanine level create a wonderful sense of space and character, making this home truly unique.



- Stunning refurbished home in the heart of this picturesque village
- Wonderful open plan ground floor lounge/dining room and kitchen
- Two bedrooms and dressing room
- Separate utility room
- Chain free
- Beautiful accommodation full of charm and character
- Refitted shower room en-suite and family bathroom
- Close to local shop and restaurants
- Attractive courtyard to the rear lawned garden to the front

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

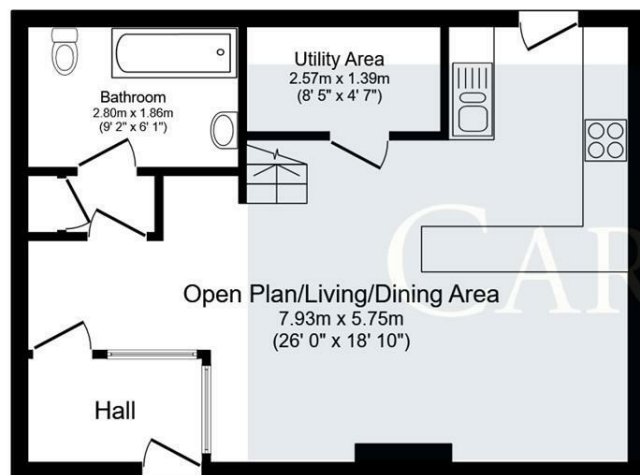
Buyers Identification Checks

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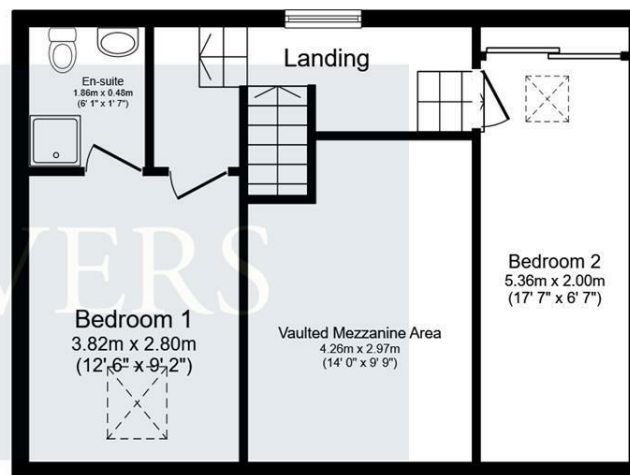
Property Size

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. this may potentially exclude e.g a conservatory and/or garage)





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1011.00 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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