

Ann Cordey
ESTATE AGENTS

28 Manor Road, Hurworth Place, Darlington, DL2 2HJ

Offers In The Region Of £225,000

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Positioned within the desirable village of Hurworth Place, this stylish and spacious three-bedroom semi-detached house offers a delightful blend of modern living and traditional comfort. The property is ideally situated close to well-regarded schools, making it perfect for families.

Upon entering, you are welcomed into a spacious hallway which leads through to the generous L-shaped lounge and dining room, featuring an inviting log-burning stove that casts a warm and cosy glow, perfect for relaxing evenings. The kitchen boasts solid oak work surfaces and is equipped with a host of appliances. The accommodation has been superbly upgraded and stylishly decorated, ensuring a contemporary feel throughout.

The property comprises three well-proportioned bedrooms, providing ample space for family or guests, alongside a modern bathroom that meets all your needs. Outside, you will find a private rear garden, an ideal spot for outdoor entertaining or simply enjoying the fresh air. The driveway accommodates parking for up to three vehicles, this is addition to a single garage, adding to the convenience of this lovely home.

The village itself is vibrant, with a selection of pubs and restaurants within easy reach, as well as the prestigious Rockliffe Hall Hotel, Spa, and Golf Club, all just a short walk away. This property truly represents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Don't miss your chance to make this charming house your new home.



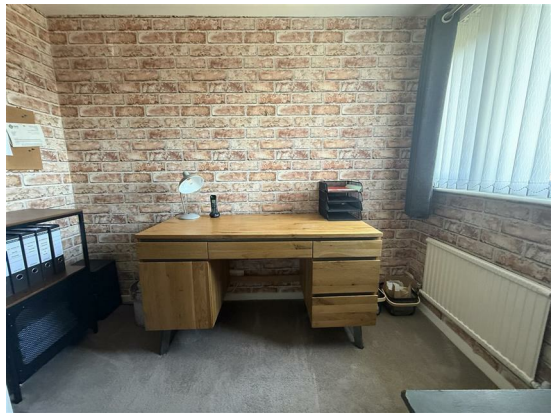
Warmed by gas central heating and fully double glazed.

TENURE; Freehold
COUNCIL TAX:

RECEPTION HALLWAY
A smart composite door opens into the welcoming hallway which has the staircase to the first floor and a door leading through to the lounge and dining room.

LOUNGE & DINING
21'1" x 18'3" (6.45 x 5.57)
A L shape reception room with French doors to the garden and an inset log burning stove at it's heart to cast a cosy glow.

KITCHEN
11'1" x 10'4" (3.40 x 3.17)
The kitchen comprises of an ample range of quality, wall, floor and drawer cabinets in a dark blue tone and complemented by solid oak worksurfaces. The integrated appliances includes a fridge/freezer, washing machine, electric double oven and 5 ring gas hob. There is a window and door opening onto the rear garden.



FIRST FLOOR

LANDING
The landing leads to all three bedrooms and to the family bathroom/wc and there is access to the attic area.

BEDROOM ONE
15'11" x 8'7" (4.87 x 2.63)
The principal bedroom of the home is a generous double room overlooking the rear aspect.

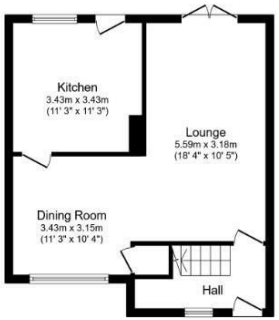
BEDROOM TWO
12'3" x 10'8" (3.74 x 3.27)
A second double bedroom also overlooking the rear aspect.

BEDROOM THREE
9'11" x 7'4" (3.03 x 2.26)
Bedroom three is a well proportioned single bedroom overlooking the front aspect.

BATHROOM/WC
Comprising a modern suite with a P shape bath with over the bath mains fed shower, pedestal handbasin and low level WC and the room has been finished with stylish ceramic tiling.

EXTERNALLY
The front of the property is open plan and laid to lawn with a paved driveway that allows for parking for up to three vehicles. This is in addition to a single garage which has an up and over door, light and power. And there is a single gate for access to the rear garden which has been landscaped and is quite private, mainly laid to lawn with a slate chippings borders and a decked seating area.

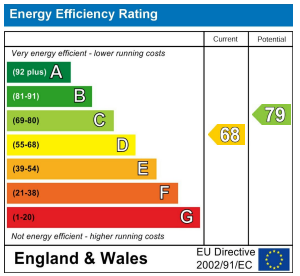


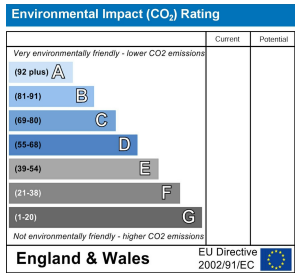


Ground Floor



First Floor





YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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The Property Ombudsman

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