

Azalea Drive, Hurworth Moor, Darlington, DL2 1GS
2 Bed - House - Semi-Detached
£165,000

Council Tax Band: B
EPC Rating: B
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS



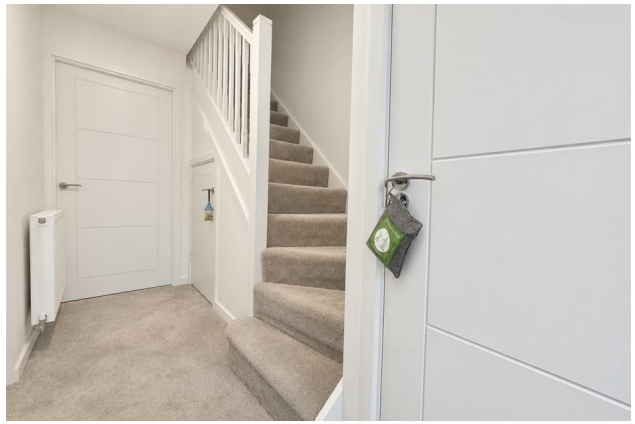






Azalea Drive, Hurworth Moor, DL2 1GS





*** IDEAL FOR FIRST TIME BUYER OR FAMILY ***
*** EV CHARGER INCLUDED ***

Rare to the market, this lovely two bedroom semi-detached, built in 2025, by Esh Homes, located on the newly sought after Hurworth Moor area of Darlington. Located close to local amenities, good schooling transport links for onward travel to the A66 & A1M.

The property briefly comprises of; entrance hall, downstairs wc, modern fitted kitchen / diner, with integrated fridge/freezer, dishwasher, washing machine, electric oven and gas hob. To the rear of the property is a good sized living room with 'French Doors' to the rear garden.

The first floor provides a landing with two bedrooms, (Master with Fitted Wardrobes), and a modern three piece modern family bathroom off the landing.

Externally, the property has ample of off-street parking to the front of the property with a double width block paved driveway, including an EV Charger and side access to the rear garden. The rear garden has well maintained lawn and a patio area.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



GROUND FLOOR

Entrance Hall
13'8" x 3'1" (4.19m x 0.95m)

Downstairs WC
5'1" x 3'1" (1.55m x 0.95m)

Living Room
10'1" x 13'2" (3.09m x 4.023)

Kitchen
11'4" x 6'8" (3.47m x 2.05)

FIRST FLOOR

Landing
5'7" x 6'3" (1.72m x 1.93m)

Bedroom 1
7'10" x 9'9" (2.39m x 2.99m)

Bedroom 2
11'6" x 6'6" (3.51m x 2.00m)

Family Bathroom
5'6" x 6'3" (1.69m x 1.92m)





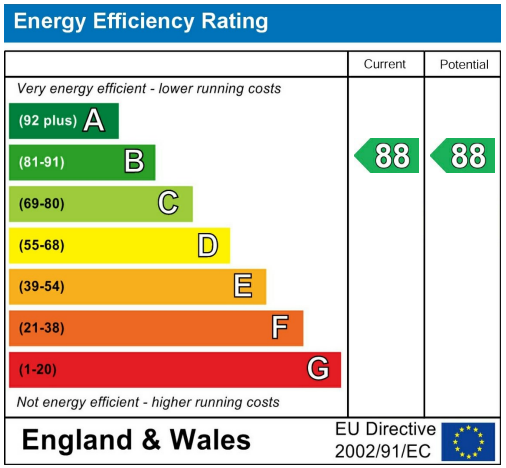


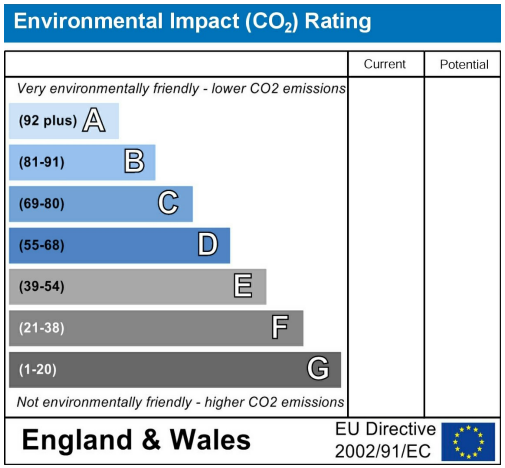









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
88
88
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC





Approximate total area(1)

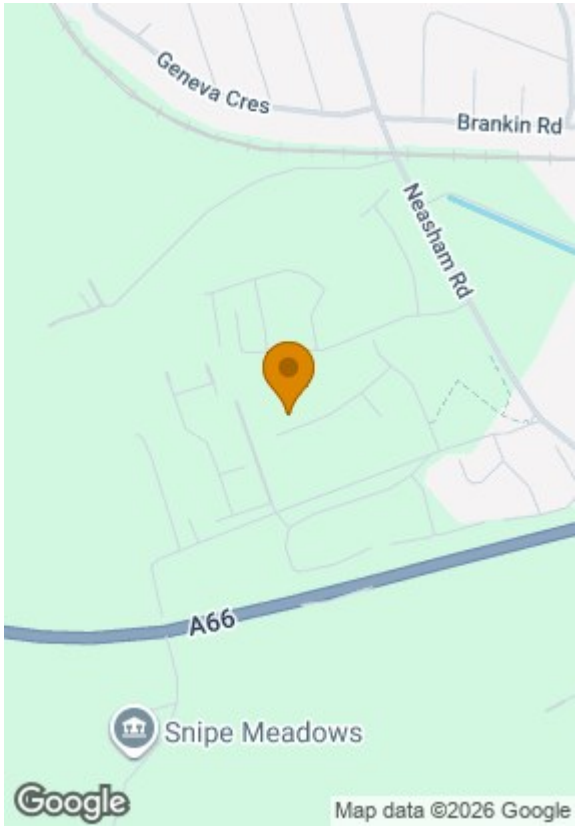
537 ft²

49.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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