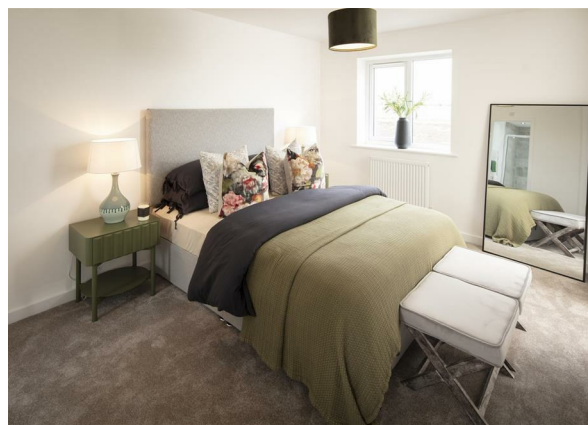


Plot 62, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.
£249,995

estates⁴
‘The Art of Property’



Plot 62, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£249,995

Council Tax Band:

** Part Exchange Available **

** First time buyer deal: £5,000 paid towards deposit, £1,000 paid towards legal fee's, flooring included, Integrated appliances Fridge/Freezer and Dishwasher included **

The Heather is a wonderful Three bedroom detached home with a built-in garage. The front lounge is a light and airy space. Elsewhere on the ground floor, the Heather offers a stunning open-plan kitchen/ dining area with French doors leading to the rear garden. There is also a downstairs WC, a utility room, and storage.

Upstairs, the generous principal bedroom comes complete with a fitted wardrobe and a luxurious en-suite, complemented by two more spacious bedrooms and a family bathroom.

Like all properties at Hurworth Meadows, The Heather comes complete with premium insulation, solar panels, and an electric vehicle charging port.

EPC Band B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VAT pa (23/24)

Principal elevation

Entrance Hallway

Lounge

12'5" x 9'10" (3.80 x 3.00)

Kitchen/dining area

16'2" x 9'0" (4.95 x 2.75)

Utility room

5'6" x 5'5" (1.70 x 1.66)

Ground floor w/c

First floor landing

Principal bedroom

13'3" x 10'0" (4.05 x 3.06)

En-suite

8'4" x 5'5" (2.56 x 1.66)

Second bedroom

12'5" x 8'4" (3.81 x 2.55)

Fourth Bedroom

11'2" x 9'2" (3.42 x 2.80)

Family bathroom

6'9" x 5'6" (2.06 x 1.70)

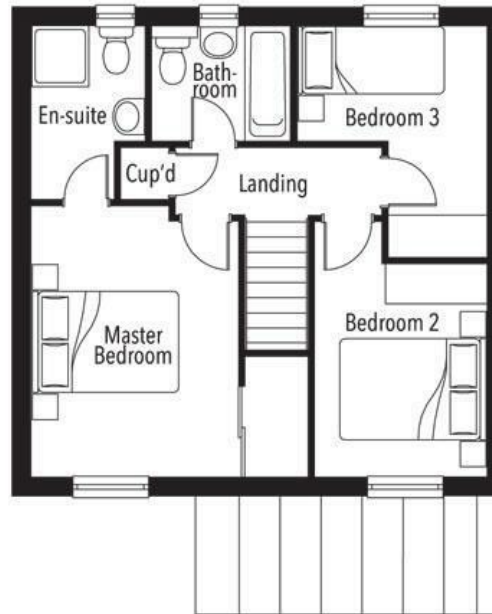
Rear garden

Garage





Business Central 2 Union Square
 Central Park
 Darlington
 County Durham
 DL1 1GL
 01325 804850
 sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>



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