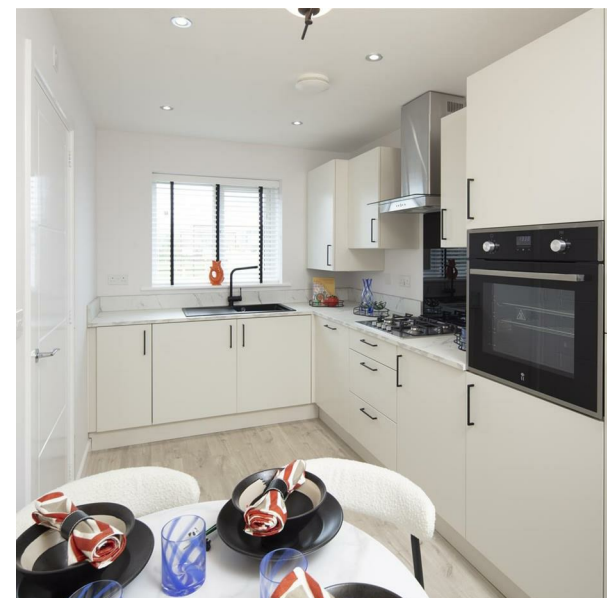


Plot 87, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.
£179,995

estates⁴
'The Art of Property'



Plot 87, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£179,995

Council Tax Band:

**** First time buyer deal: £5,000 towards deposit, flooring included, Integrated appliances including: Oven, Hob, Hood, Fridge/Freezer and Dishwasher ****

The Azalea is a beautiful 2-bedroom home that's perfect for first-time buyers and small families. It comes complete with parking. Downstairs, there is a front aspect kitchen-dining area to enjoy, as well as a spacious lounge with French doors leading to the rear garden. There is also a downstairs cloakroom.

On the first floor, you can enjoy a generous principal bedroom with a fitted wardrobe and an en-suite. There are another double bedroom and a family bathroom.

Like all properties at Hurworth Meadows, the Azalea 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+VATpa (23/24)

Principal elevation

Entrance hallway

Kitchen/dining area

14'6" x 7'4" (4.44 x 2.25)

Lounge

13'11" 10'1" (4.25 3.09)

Ground floor w/c

First floor landing

Principal bedroom

9'0" x 8'0" (2.76 x 2.46)

En-suite

8'9" x 4'7" (2.68 x 1.40)

Second Bedroom

13'11" x 8'0" (4.25 x 2.45)

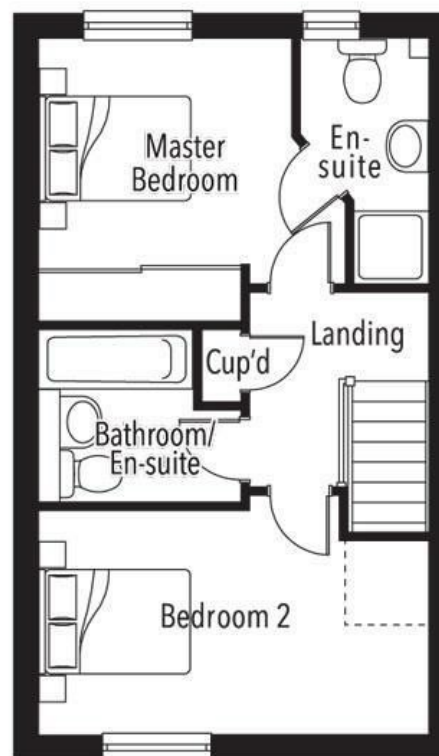
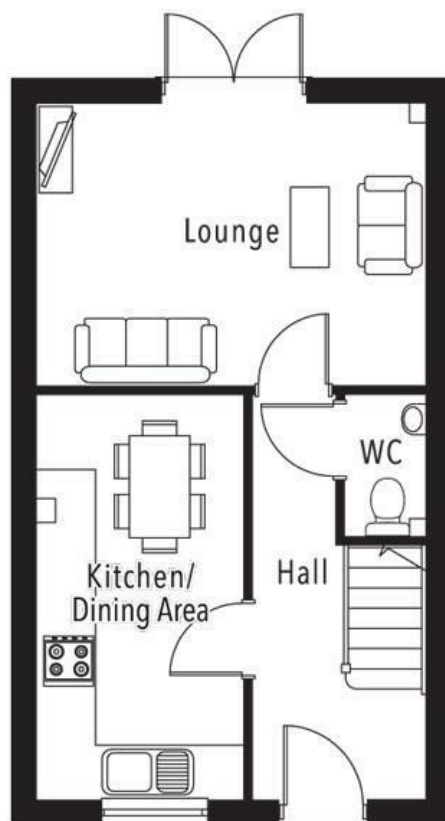
Bathroom

6'3" x 5'6" (1.91 x 1.68)

Rear garden



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
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		
England & Wales		EU Directive 2002/91/EC