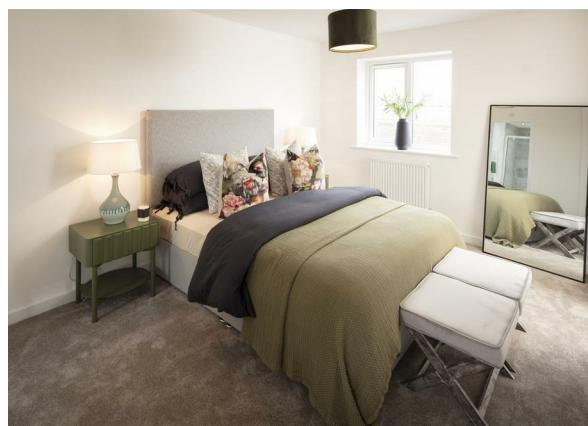


Plot 125, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.
£234,995

estates⁴
'The Art of Property'



Plot 125, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£234,995

Council Tax Band:

**** FIRST TIME BUYER DEAL - £5,000 TOWARDS DEPOSIT & £1,000 TOWARDS LEGAL FEES ** FLOORING ** FRIDGE/FREEZER AND DISHWASHER **
PART EXCHANGE AVAILABLE ****

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 (24/25)

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)

Third Bedroom

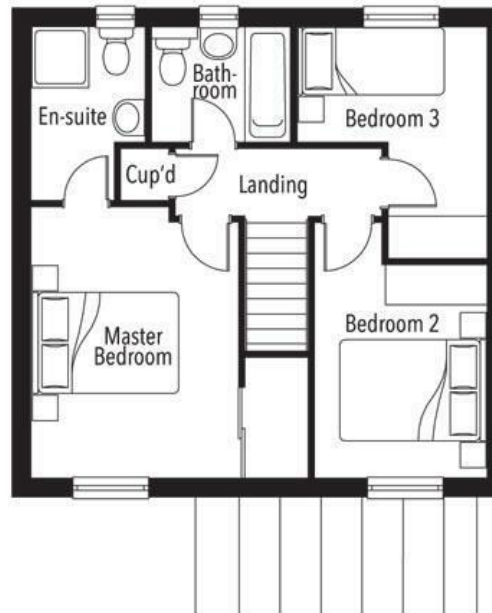
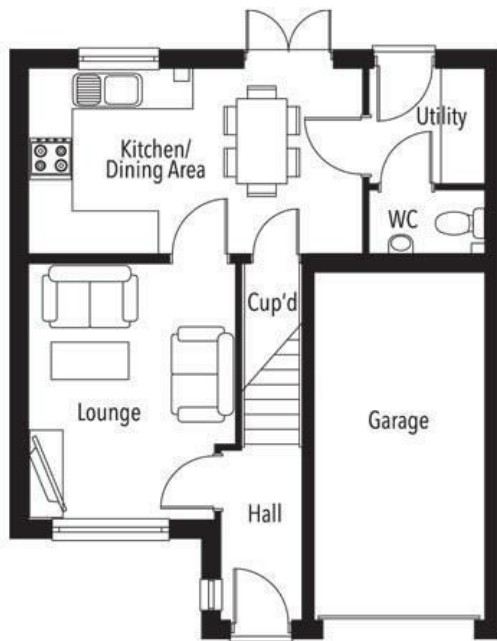
11'2" x 9'2" (3.42 x 2.80)

Bathroom

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
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