

Plot 122, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£219,995

**estates<sup>4</sup>**  
'The Art of Property'





Plot 122, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£219,995

Council Tax Band:

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 SAGE is a stunning detached Three bedroom family home. The rear lounge offers the ideal space for socialising with family and friends, while bifold door lead out onto a private rear garden, creating even more space to enjoy.

There is also a front aspect kitchen/dining space and a downstairs WC.

Upstairs, the property features a principal bedroom with a fitted wardrobe and an En-suite, as well as two further bedrooms and a family bathroom.

Like all properties at the Hurworth Meadows, The Sage 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**

**Ground floor w/c**

**Lounge**

15'2" x 10'9" (4.64 x 3.30)

**Kitchen/dining area**

15'1" x 8'3" (4.61 x 2.52)

**First floor landing**

**Principal bedroom**

10'9" x 9'3" (3.30 x 2.84)

**En-suite**

5'11" x 5'7" (1.81 x 1.71)

**Second Bedroom**

8'8" x 8'7" (2.65 x 2.62)

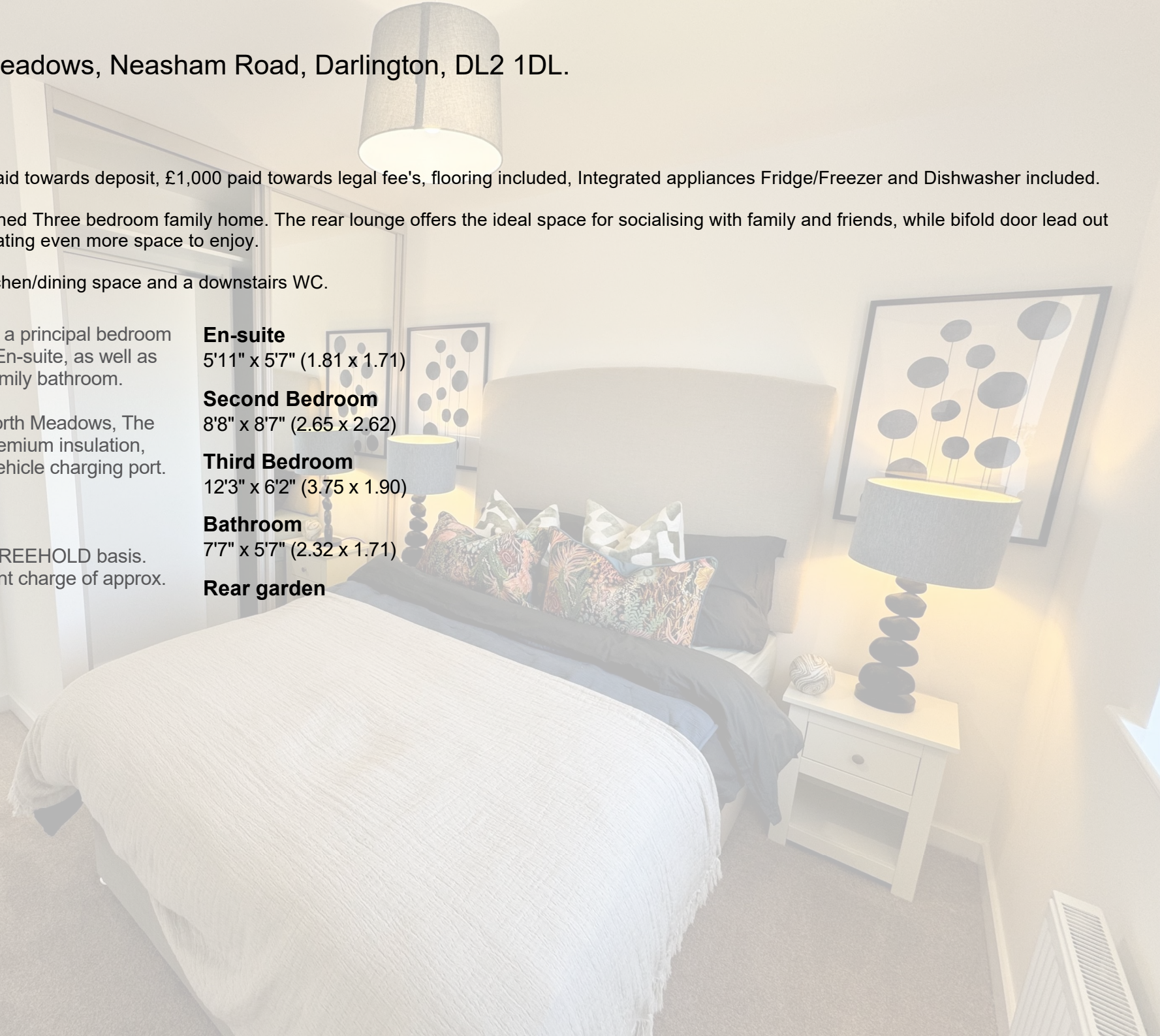
**Third Bedroom**

12'3" x 6'2" (3.75 x 1.90)

**Bathroom**

7'7" x 5'7" (2.32 x 1.71)

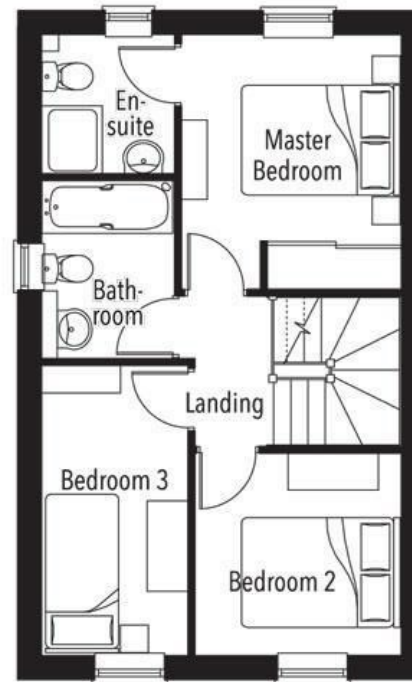
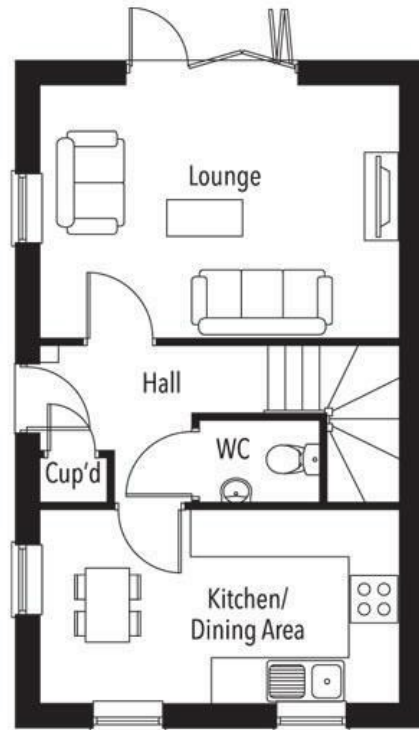
**Rear garden**







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