

Plot 76, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£224,995

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



Plot 76, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£224,995

Council Tax Band:

!! Part Exchange Available !!

Large open-plan kitchen/family/dining area with bi-fold doors to the rear garden and downstairs cloakroom.

The spacious lounge, bedroom 2 and bathroom are located to the first floor, the Master bedroom with en-suite, two further bedrooms and family bathroom are to the top floor.

All Homes come with solar panels/car charging points and improved insulation.

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VAT pa (24/25)

#### Hallway

#### Kitchen/family/dining area

24'7' x 14'6' (7.49m' x 4.42m')

#### Ground floor Cloaks/W.C

#### First Floor

#### Lounge

14'6' x 12'1' (4.42m' x 3.68m')

#### Bedroom Two

12'6' x 7'4' (3.81m' x 2.24m')

#### Bathroom

6'11' x 5'7' (2.11m' x 1.70m')

#### Second Floor

#### Master bedroom

14'6'x 12'1' (4.42m'x 3.68m')

#### En-suite

7'4' x 4'10' (2.24m' x 1.47m')

#### Bedroom Three

9'5' x 7'4' (2.87m' x 2.24m')

#### Bedroom Four/Study

6'11 x 5'7' (2.11m x 1.70m')





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC 		