

Plot 77, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.
£224,995

estates⁴
‘The Art of Property’



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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) 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 		