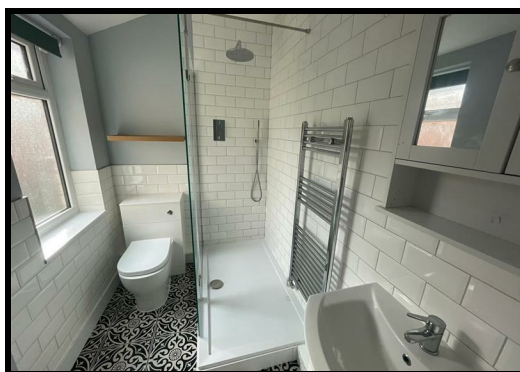
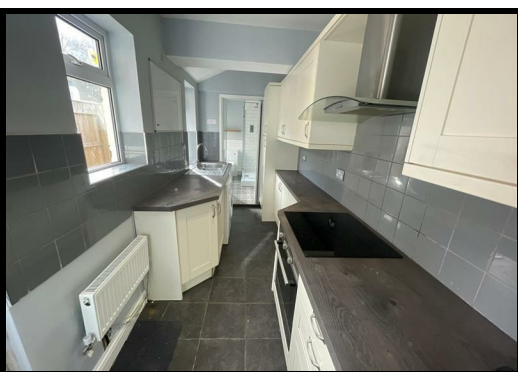




22 Hurworth Road, Darlington Offers Over £149,950

Offered For Sale with NO ONWARD CHAIN. An outstanding opportunity has arisen to acquire a beautifully presented two bed roomed house occupying a most pleasing position on Hurworth Road in Hurworth Place. The property is conveniently located within close proximity to the ever popular and attractive picturesque Village of Hurworth on Tees. Offering well proportioned accommodation throughout and briefly comprising of a welcoming entrance porch way, a beautifully appointed lounge, dining room, a contemporary kitchen and a downstairs shower room. To the first floor there is are two double bedrooms, one of which benefits from an en suite shower room. Externally to the rear of the property there is a court yard which is ideal for out door entertaining, two outhouses providing useful storage and an extensive south facing rear garden which is laid to lawn. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



22 Hurworth Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a competitively priced two bed roomed property occupying a most pleasing position on Hurworth Road in Hurworth Place

Gas fired central heating

Double glazed windows throughout

Council Tax band B

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Hurworth on Tees is one of the most sought after villages in the district with a delightful village Green and lies on a particularly attractive stretch of the River Tees. The village offers a range of amenities including a superb local primary and comprehensive school, a local convenience store and a number of local pubs including the highly regarded Bay Horse. The superb Rockcliffe Hall Hotel which is home to one of Europe's longest and most challenging golf courses is also located in Hurworth. Hurworth is very well placed for easy access to Darlington, Yarm and to the regional road network, including the A1M. Darlington's mainline railway station and Teesside Airport are also close at hand.

Entrance Porch Way

The property is entered through a composite entrance door leading in to a welcoming entrance porch way. The porch way benefits from laminated flooring.

Living Room

12'2" x 14'5"

The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed bay window overlooking the front elevation of the property.

Dining Room

13'1" x 8'7"

The dining room has a UPVC double glazed window overlooking the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a beamed ceiling, laminated flooring and a wooden feature fire place with a marble hearth and cast iron insert.

Kitchen

13'7" x 5'6"

The modern kitchen is fitted with a comprehensive range of wall,

floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from a tiled floor, tiled splash backs. an integrated electric oven and hob with over head extractor hood, plumbing for an automatic washing machine and a UPVC double glazed window overlooking the side elevation of the property.

Shower Room

7'11" x 5'1"

The modern and most contemporary shower room is fitted with a suite comprising of a walk in shower, a wash hand basin and a low level WC. The shower room is warmed by a towel radiator and benefits from a tiled floor and a UPVC double glazed window overlooking the side elevation of the property.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

10'10" x 14'8"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property, a cupboard providing useful storage and a hatch giving access to the loft.

Bedroom Two

13'1" x 9'6"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property and an adjoining en suite bathroom.

En Suite Bathroom

The en suite bathroom is fitted with a modern suite comprising of a panelled bath, a wash hand basin inset into a vanity unit, and a low level WC. The bathroom is warmed by a central heating radiator and benefits from a tiled floor and walls and two UPVC double glazed windows to the side and rear elevations.

Externally

Externally to the rear of the property there is a court yard which is ideal for out door entertaining, two outhouses providing useful storage and an extensive south facing rear garden which is laid to lawn.

