

CARVERS

SALES & LETTINGS

Woodlands Way

Darlington, DL2 2HQ

Offers in the region of £195,000

House - Semi-Detached

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A three-bedroom semi-detached home occupying a generous plot in the picturesque village of Hurworth, offering an excellent opportunity for purchasers looking to create a home to their own taste and style.

Situated in the popular village of Hurworth, which enjoys an attractive setting close to a particularly lovely stretch of the River Tees, this semi-detached property offers well-proportioned accommodation with considerable potential for improvement.

Whilst the property would benefit from some cosmetic updating, it represents an excellent opportunity for a purchaser to modernise and personalise the accommodation to their own requirements, creating a lovely family home in a highly regarded village location.

The accommodation begins with an entrance hallway leading through to a generous 17ft lounge, which opens into a good-sized dining room, providing a versatile living and entertaining space. There is also a separate kitchen, fitted with a range of wall and floor units.

To the first floor are three bedrooms, comprising two good-sized doubles and a single bedroom, together with a bathroom and separate WC.

Externally, the property occupies a good-sized plot, with lawned gardens to both the front and rear. The rear garden offers a generous area of outdoor space, ideal for family enjoyment and those wishing to make the most of the warmer months. A garage and lengthy driveway provide valuable off-street parking.

Hurworth is a highly regarded village, enjoying a pleasant semi-rural atmosphere and an attractive setting alongside the River Tees, it boasts a host of local shops and facilities including reputable schools for all age groups. It is conveniently placed from Darlington town centre and its wider range of shopping amenities.









- Well-proprtioned semi needing some updating
- Good range of amenities including schools for all age groups
- Three bedrooms, two doubles and a single
- Garage and long driveway
- Located in a beautiful village on the River Tees
- 17 ft Lounge and good size dining room
- Good size plot with front and rear lawned gardens



GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing.
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

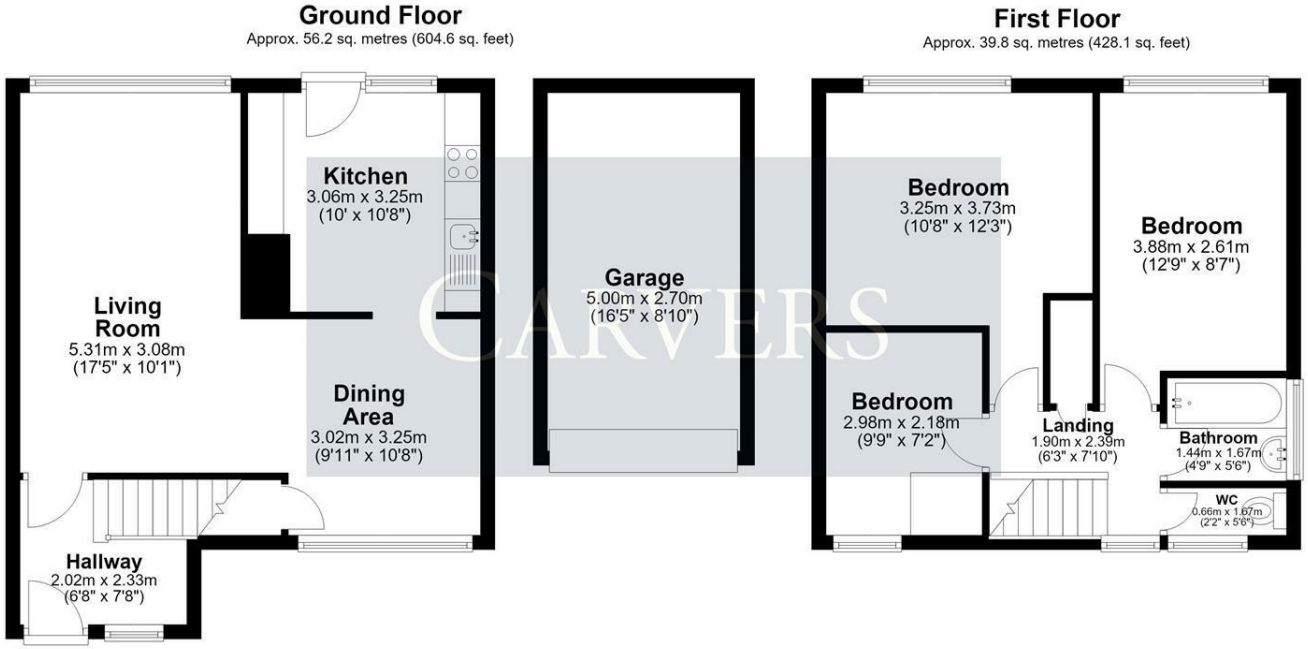
Property Size

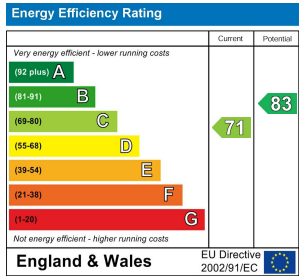
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











Property size taken from EPC
893.00 sq ft

Total area: approx. 95.9 sq. metres (1032.7 sq. feet)

49 Woodlands Way, Hurworth, Darlington



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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.