



CARVERS
SALES & LETTINGS

Emerson Road
Hurworth, Darlington, DL2 2AW
Offers in the region of £220,000

House - Semi-Detached



Situated in the beautiful picturesque village of Hurworth this is a very well presented and improved, deceptive semi-detached house offering well proportioned accommodation with some attractive features such as wood flooring and fireplaces.

Occupying a generous plot with a good size rear garden, garage and driveway this lovely home has been extended and it comprises on the ground floor; entrance hallway, lounge with feature fireplace with open fire, separate dining room with UPVC double glazed French Doors leading to the rear garden, kitchen refitted with a range of floor and wall units, and there is a large utility room. To the first floor there are three bedrooms a bathroom refitted with a white suite and a shower and a separate w.c. Lovely garden to the rear with pleasant patio, garage, driveway and graveled garden/additional parking to the front.

Hurworth is a highly desirable village which sits on an attractive stretch of the River Tees, it has a fabulous village green, a shop and there are a number of well regarded pubs and restaurants as well as the Five Star Rockcliffe Hall with its championship golf course and spa.



- Very well presented and improved deceptive semi
- Some most attractive internal features
- Good size lounge and separate dining room
- Garage and driveway
- Well proportioned extended accommodation
- Three bedrooms and refitted bathroom and w.c. upstairs
- Refitted kitchen and large utility room

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

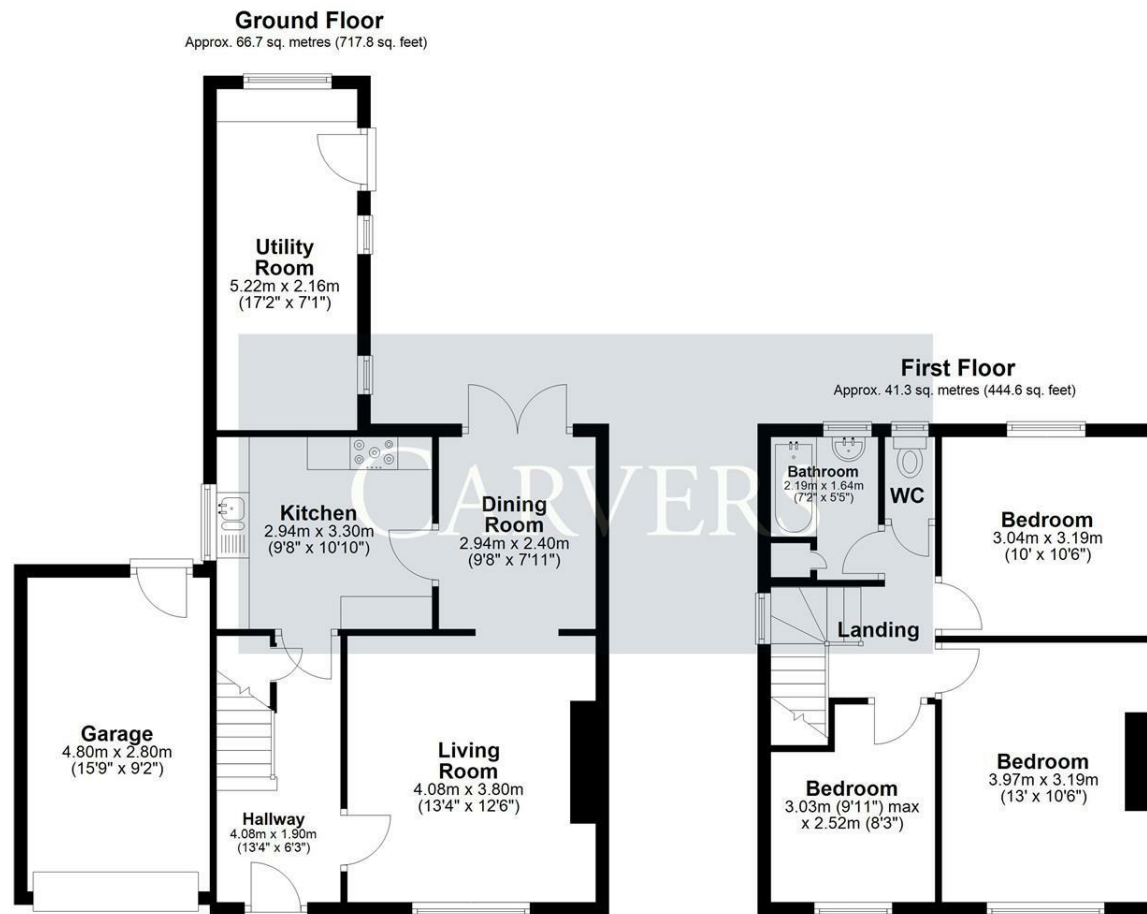
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Property Size

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)





Total area: approx. 108.0 sq. metres (1162.3 sq. feet)
1 Emerson Road, Hurworth

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

Property size taken from EPC
1022.00 sq ft

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