



CARVERS
SALES & LETTINGS

Hurworth Road
Hurworth Place, Darlington, DL2 2DG
Price £230,000

Cottage



You'll be grinning like the Cheshire Cat if you're lucky enough to be calling this place 'Home'.

Located near the stunning Bridge to Croft, with the River Tees meandering through, it's easy to see why Lewis Carroll loved this place so much, penning his most famous works here, welcome to Hurworth Place, Darlington.

You would definitely be in Wonderland here, this delightful double fronted cottage on Hurworth Road offers space, comfort and character. With its inviting façade and picturesque surroundings, this property is ideal for those seeking a tranquil lifestyle while remaining close to local amenities.

Inside, the cottage boasts two spacious versatile reception rooms, ample space for quiet relaxation and entertaining. These versatile areas can be tailored to suit your needs, whether you envision a cosy sitting room or a formal dining space. The three well-proportioned bedrooms offer a peaceful retreat, perfect for unwinding after a long day.

The property features off road parking for one vehicle currently, a valuable asset in this quaint village setting, with the property itself being set back from the road through the mature private garden. Through the galley kitchen to the rear, there is also a surprisingly large patio garden at the back, it's bigger than you think!

The surrounding area is known for its friendly community and beautiful landscapes and fantastic dog walks along the Tees, making it an excellent choice for downsizers, couples, or individuals looking to settle in a serene environment.

This cottage presents a wonderful opportunity to embrace a charming lifestyle in Hurworth Place. With its appealing features and stunning location, it is sure to attract those who appreciate the beauty of semi-rural living combined with modern conveniences.

So come on, jump on down the Rabbit Hole! Don't not miss the chance to make this lovely cottage your new wonderland!.



- Double fronted Cottage, fantastic location
- 2 Reception rooms
- LARGE patio area to rear
- Off street parking
- Close to local amenities, schools etc
- Set back from road through mature private garden
- Galley kitchen extension to rear
- 3 Bedrooms, family bathroom on first floor
- Fantastic location, beautiful river scenery and walks

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 Carver Residential 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 a conservatory)



