



CARVERS

SALES & LETTINGS

The Green

Hurworth, Darlington, DL2 2AA

Price £325,000

Cottage



Welcome to the village of Hurworth, Darlington and welcome to the "The Green"!

Most definitely the address to have in Hurworth, properties on "The Green" don't come up often and when they do, they prove to be popular. This delightful cottage, full of character, hides a secret... a second, large and spacious living room to the rear! Spanning an impressive 1,388 square feet, the property boasts two inviting reception rooms, providing more than ample space for relaxation and entertaining.

The cottage features two well-appointed bedrooms, ensuring comfort and privacy for residents. With two bathrooms, morning routines and guest visits are made effortless. The thoughtful layout of the home enhances its appeal, making it suitable for couples, downsizers and small families.

Situated in and surrounded by the picturesque scenery of Hurworth, this property is not only a home but a lifestyle choice. The village is known for its friendly community and convenient amenities, making it an ideal location for those looking for a tranquil yet connected living experience.

This cottage is a rare find, combining traditional charm with practical living spaces. Whether you are looking to settle down or buy a property with character, this home on The Green is certainly worth considering.



- Characterful cottage
- Formal lounge to the front
- Downstairs shower room
- Separate toilet off the stairway
- Attic room (needs a bit of work)
- "The Green" Hurworth
- Large family room to the rear
- Bathroom for the master bedroom
- Large cellar
- Close to local amenities and some excellent dining experiences!

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

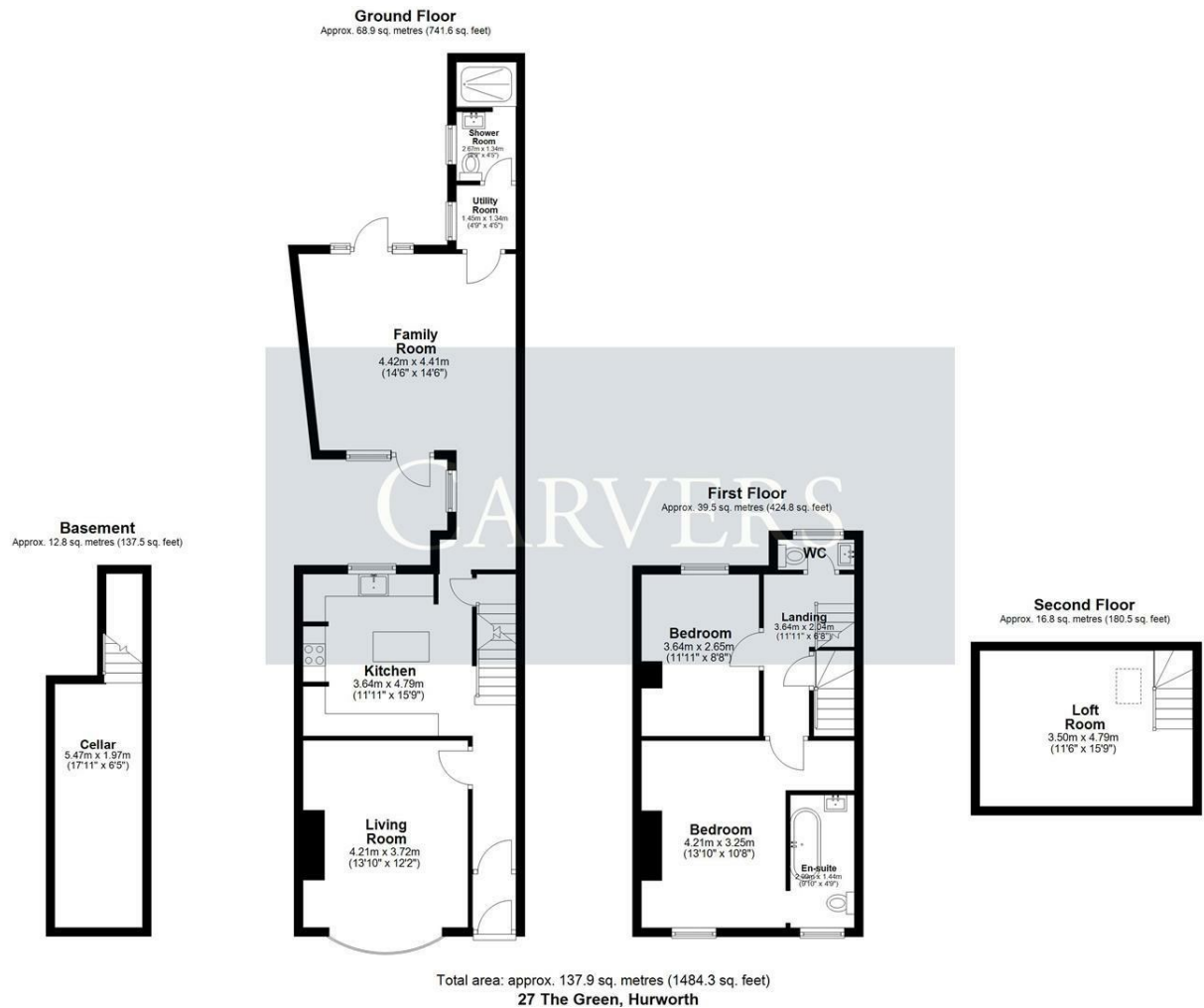
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Property Size

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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
1388.00 sq ft

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