



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

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

Cottage  
3 Bedroom/s  
1 Bathroom/s

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 Carrol 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





- 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

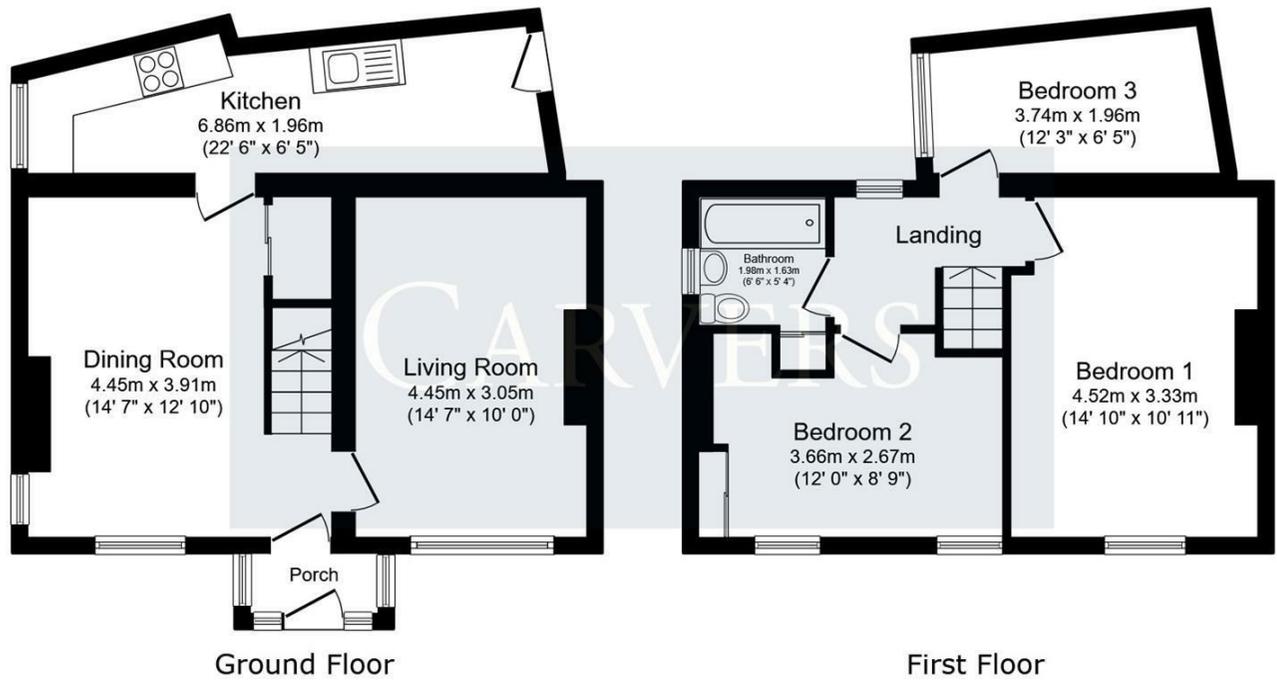
Local Authority: Darlington Borough Council (Tax Banding C)

#### **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 and/or garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC - 1033.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**We can search 1,000s of mortgages for you** It could take just 15 minutes with one of our specialist advisers:  
 Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)

**Mortgage Advice Bureau** Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington  
 Co Durham, DL3 7AA  
 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
 Co Durham DL5 4NB  
 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
 North Yorkshire, DL10 4QL  
 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
 North Yorkshire DL7 8LW  
 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)