



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Avon Road
Darlington, DL2 2HF
Price £185,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Situated in the picturesque village of Hurworth, this competitively priced semi-detached house on Avon Road presents an excellent opportunity for a variety of buyers. The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The modern design of the house is complemented by a spacious reception room, with French doors opening to the rear garden, perfect for entertaining guests or enjoying quiet evenings at home.

Set on a desirable corner plot, the property features mature and established gardens that offer a delightful outdoor space for relaxation and recreation. Additionally, there is ample parking available , along with a garage, providing convenience and security for your vehicles and belongings.

While the house is in good condition, it does require some cosmetic updating, allowing you the chance to personalise the space to your taste and style. This presents a wonderful opportunity to create your dream home in a picturesque setting.

The location in Hurworth is particularly appealing, known for its community spirit, and is within easy walking distance of excellent schools.





- No onward chain
- Corner plot
- Competitively priced
- Walking distance to well regarded schools
- Popular picturesque village
- Three bedroomed semi-detached property
- Driveway and garage

GENERAL INFORMATION

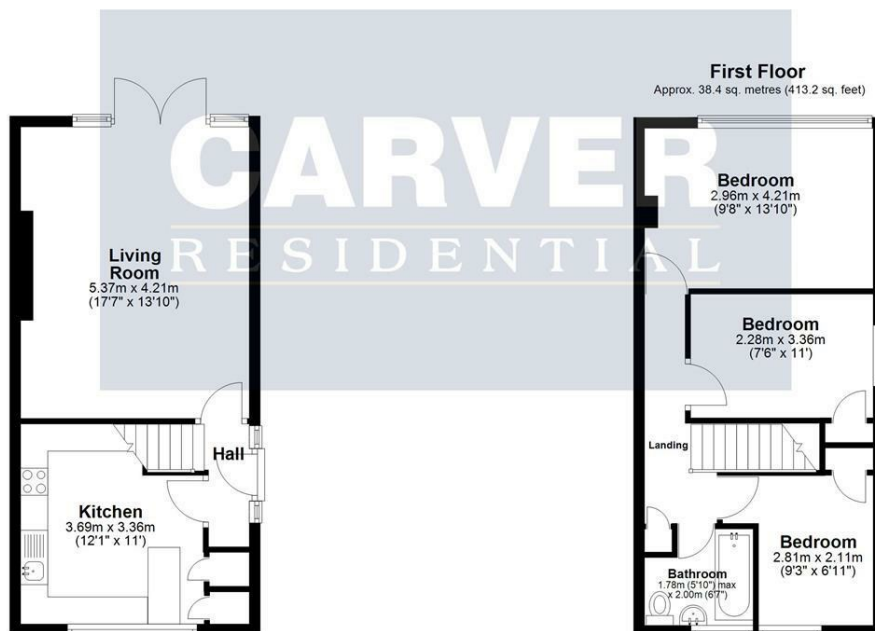
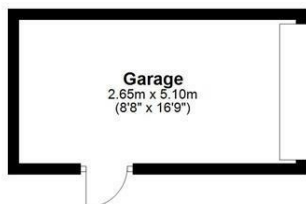
Tenure: Freehold
 Services: electric wall heaters, mains electric, water and drainage.
 PVC Double glazing
 Local Authority: Darlington Borough Council (Tax Banding C)

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.

Ground Floor

Approx. 52.1 sq. metres (560.8 sq. feet)



Total area: approx. 90.5 sq. metres (974.0 sq. feet)
11 Avon 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		

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



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

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk