



# CARVERS

SALES & LETTINGS

Emerson Road

Hurworth, Darlington, DL2 2AW

Offers in the region of £220,000

House - Semi-Detached



3

2

1

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)

**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 e.g. a conservatory and/or garage)



**Ground Floor**  
Approx. 66.7 sq. metres (717.8 sq. feet)



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
 1022.00 sq ft

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