



# CARVERS

SALES & LETTINGS

Blind Lane

Hurworth, Darlington, DL2 2JB

Offers in the region of £285,000

House - Terraced



Occupying a delightful position in the very heart of the ever-popular and picturesque village of Hurworth, this beautifully refurbished Grade II period property offers a superb blend of character charm and contemporary living with some beautiful features. Along side being chain free!!

Church School has been thoughtfully and extensively improved by the current owners, resulting in a stylish, ready-to-move-into home that retains its original appeal while meeting the needs of modern lifestyles. The ground floor has been reconfigured to create an impressive open-plan living space, providing a light and versatile layout ideal for both everyday living and entertaining. The seamless flow between the living, dining and kitchen areas enhances the sense of space, complemented by tasteful décor and quality finishes throughout.

In brief the property comprises; entrance hallway, superb open plan living/dining/kitchen area with stone fireplace with log burner, vaulted ceiling, wonderful ceiling beams and very well planned refitted kitchen with integrated appliances. There is a lovely bathroom and a utility room. To the first floor there are two bedrooms, the master with an en-suite shower room and a dressing room. externally to the front of the property there is a lawned garden and to the rear there is a most attractive enclosed courtyard.

Hurworth is a highly desirable village which sits on an attractive stretch of the River Tees, it has a lovely 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.



- Stunning refurbished home in the heart of this picturesque village
- Wonderful open plan ground floor lounge/dining room and kitchen
- Two bedrooms and dressing room
- Separate utility room
- Chain free
- Beautiful accommodation full of charm and character
- Refitted shower room en-suite and family bathroom
- Close to local shop and restaurants
- Attractive courtyard to the rear lawned garden to the front

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

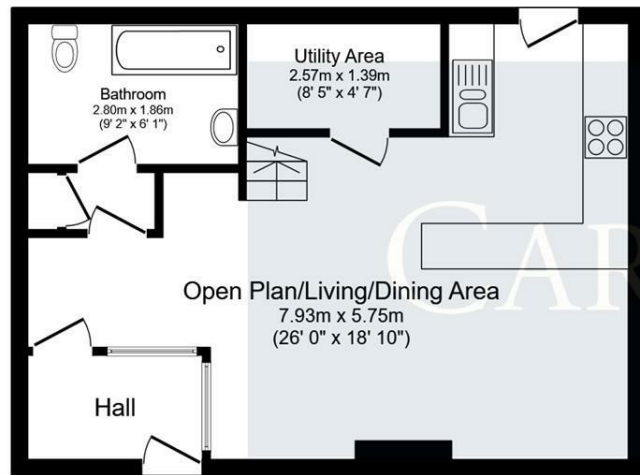
#### Buyers Identification Checks

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.

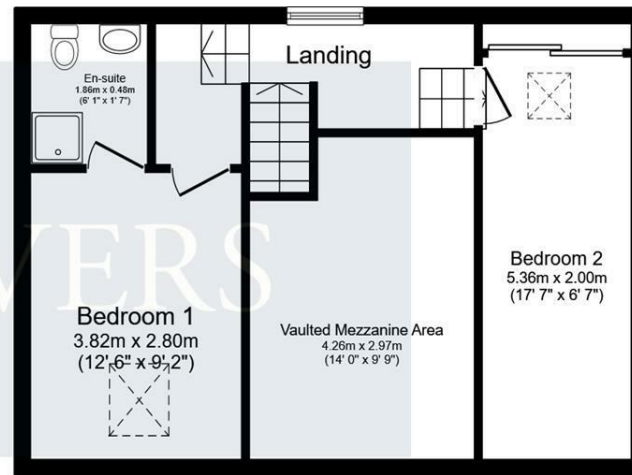
#### Property Size

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 e.g a conservatory and/or garage)





Ground Floor



First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	71 <b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(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  
1011.00 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

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There may 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.

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