





Need a home office or outside entertaining/living space?

This could be the place for you!

Located in the very popular village of Hurworth; welcome to Avon road. This beautiful 3 bed semi-detached house on Avon Road has been updated and renovated, offering a comfort and convenience with a modern feel. Spanning an inviting 753 square feet, (not including Garden room) the property features two spacious reception rooms, a large family lounge and a Garden room to the rear, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three bedrooms, providing ample space for family living with the family bathroom on the first floor.

Outside and to the rear of the property, the Garage has been renovated and split into two sections, providing great storage to the front and a fully lined and insulated Home office to the rear.... Don't need a home office? Adapt to suit your needs and lifestyle, it could be a great Outdoor living space, BBQ kitchen and possibly fit it out as a home gym or Bar. What would you use it for?

You will find plenty of parking available here for multiple vehicles, no need to park on the roadside.







- Semi-detached family home in the popular village of Hurworth
- 2 Living spaces, large family lounge and garden room to rear
- Private rear garden
- Close to highly regarded Schools in Hurworth and local amenities
- 3 spacious bedrooms
- Garage converted to Home office, separate storage are to front of Garage
- Off road parking for multiple vehicles

#### 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

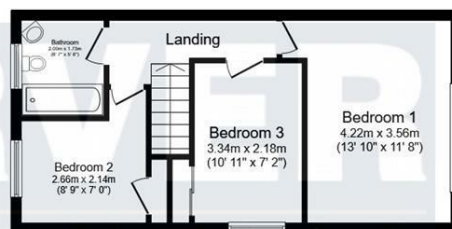
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#### Property Size

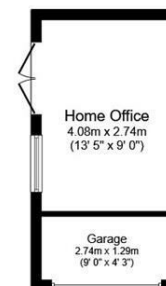
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)




Ground Floor



First Floor



Home Office/  
Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</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>		<b>67</b>	<b>67</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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](http://www.Propertybox.io)

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MAB 6202



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