



**CARVERS**  
SALES & LETTINGS

Mowbray Drive  
Hurworth, Darlington, DL2 2EZ  
£1,395 Per calendar month

House - Detached



A rare opportunity to rent this four bedroomed detached property situated in a quiet cul-de-sac, in the popular village of Hurworth.

Upon entering the property you are invited into the large hallway with stairs to the first floor on your left, along with the downstairs WC with wash hand basin, radiator, and under stairs cupboard off which houses the working security alarm, to the right hand side sits the open plan living /dining room which overlooks both the front and rear of the property with gas fire and offers UPVC patio doors that open onto the large well maintained rear garden with patio area, shed for storage, outside tap, sockets and secure gate which provides access round to the front of the property, The recently modernised kitchen is located next to the dining room and offers ample wall and floor units, with fitted double oven, hob, integrated dishwasher, washing machine fridge, freezer, and a breakfast bar which provides the perfect setting for entertaining, with a further UPVC door opening out onto the garden area.

To the first floor, a double bedroom and single bedroom overlook the rear of the property with fitted wooden venetian style blinds and curtains, the family bathroom is located further down the landing and comprises: Bath with overhead shower, W/C and wash hand basin with built in vanity surround, the master bedroom overlooks the front of the property with fitted wardrobes, bedside drawers, and ensuite comprising, shower cubicle, Wash hand basin with vanity unit and heated towel rail, a further bedroom is situated next to the master.

Viewings are highly recommended.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property size taken from EPC  
sq ft



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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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