



**Elmfield Road**

Hurworth DL2 2JJ

Offers In The Region Of £280,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# Elmfield Road

Hurworth DL2 2JJ



- Four Bedroom Property
- Generous Rear Garden

This well presented four bedroom semi-detached property comes to the market with no onward chain and is situated in the ever popular location of Hurworth having excellent size family accommodation.

In brief the accommodation comprises of: Entrance hall, Lounge/Dining Room, Kitchen, Four Bedrooms, Bathroom and Shower Room. Gardens to the front and rear with integral Garage.

Viewing is essential as a property such as this rarely comes onto the sales market.

## Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

## Lounge

14'1 x 12'6 (4.29m x 3.81m)

Upvc double glazed window to front, coving to ceiling, feature fireplace with marble back and hearth and radiator.

## Dining Room

12'4 x 11'2 (3.76m x 3.40m)

French doors to rear and radiator.

## Kitchen

12'4 x 7'1 (3.76m x 2.16m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob and eye level double oven. There is space for a washing machine, part tiled walls and radiator. There is also access to lobby and under stairs storage.

## First Floor Landing

### Bedroom One

13'1 x 12'8 (3.99m x 3.86m)

Upvc double glazed window to front, fitted wardrobes and radiator.

### Bedroom Two

12'8 x 11'7 (3.86m x 3.53m)

Upvc double glazed window to rear and radiator.

- Popular Hurworth Location
- Council Tax Band D

- Garage & Off Street Parking
- Epc Rating tbc

### Bedroom Three

12'10 x 10'06 (3.91m x 3.20m)

Upvc double glazed window to front and radiator.

### Bedroom Four

8'4 x 7'8 (2.54m x 2.34m)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, bath with shower over, w.c, wash hand basin, fully tiled walls and radiator.

### Shower Room

Upvc double glazed obscure window to rear, double walk in shower, w.c, wash hand basin in vanity, fully tiled walls and heated towel rail.

### Externally

To the front there is a block paved driveway with gravel feature, providing off street parking and access to garage.

To the rear is a generous garden which is mainly laid to lawn with patio area, ideal for seating.

### Tenure

Freehold

### Property Details

Local Authority

Darlington

Council Tax

Band:

D

Annual Price:

£2,259

Conservation Area

No

Flood Risk

Very low

Floor Area

0 ft 2 / 0 m<sup>2</sup>

Plot size

0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

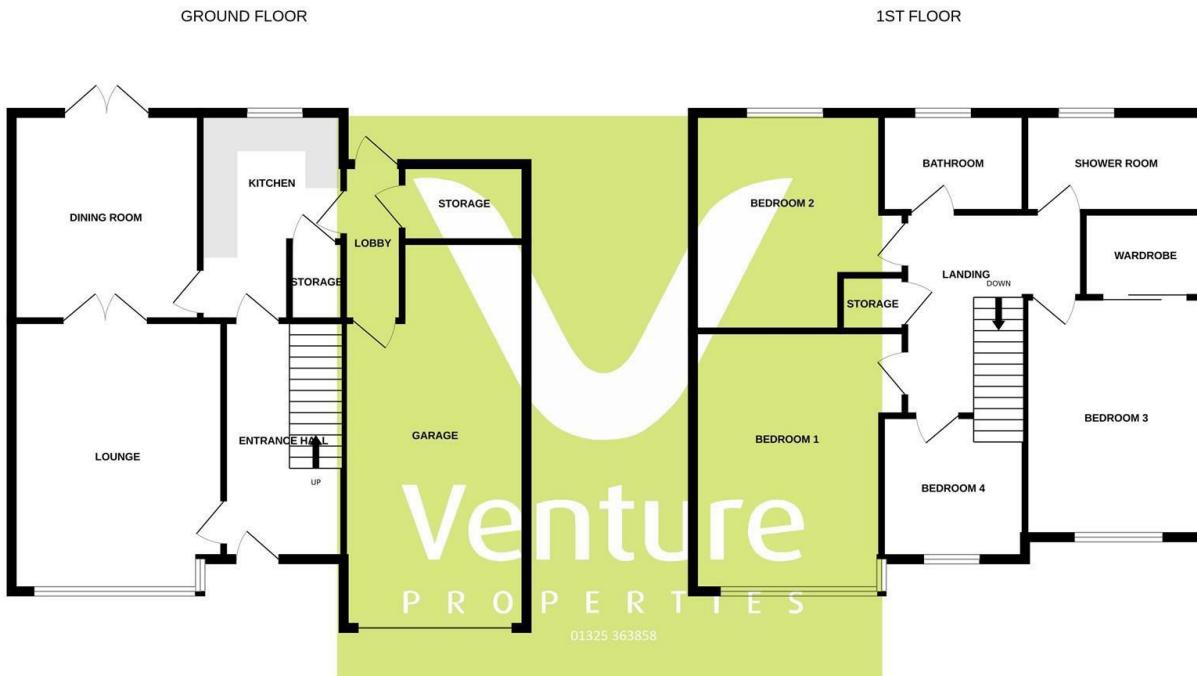
Satellite / Fibre TV Availability

BT

Sky

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com