



Church View

Darlington DL2 2AF

Offers In The Region Of £175,000





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.



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- Two Bed Cottage
- Conservatory
- Hurworth Location

- Central Heated
- UPVC Double Glazing
- Council Tax Band

- Garden To The Rear
- No Onward Chain
- EPC Rating F

A fantastic opportunity to purchase this two bedroom mid terraced/cottage that comes to the market with no onward chain and is ideally located in the sought after village of Hurworth overlooking the church. The property has double glazing throughout and has had a new central heating system placed as of 2023, enclosed rear garden. The property is close to local amenities and schools.

In brief the accommodation comprises of: Entrance Lobby, Lounge, Kitchen / Diner & Conservatory. Two good size Bedrooms to the first floor and family bathroom. Garden to the rear.
Viewing Highly Recommended.

Entrance Hall

UPVC door to the front and staircase to first floor.

Lounge

14 x 12 (4.27m x 3.66m)

UPVC double glazed window to the front, open fire, radiator, under stairs storage.

Kitchen / Diner

15'3 x 9'2 (4.65m x 2.79m)

UPVC double glazed window to the rear, wall base and drawer units.

Conservatory

Double glazing and UPVC door to the rear.

First Floor

Landing.

Bedroom One

15'1 x 11'2 (4.60m x 3.40m)

Two UPVC double glazed windows to the front and radiator.

Bedroom Two

9'2 x 8'2 (2.79m x 2.49m)

UPVC double glazed window to the rear, radiator and laminate flooring.

Bathroom

UPVC double glazed window to the rear, panelled bath with shower over, wash hand basin, WC, radiator and tiled walls.

Externally

Garden to the rear with out building, laid to lawn and patio area.

Council Tax

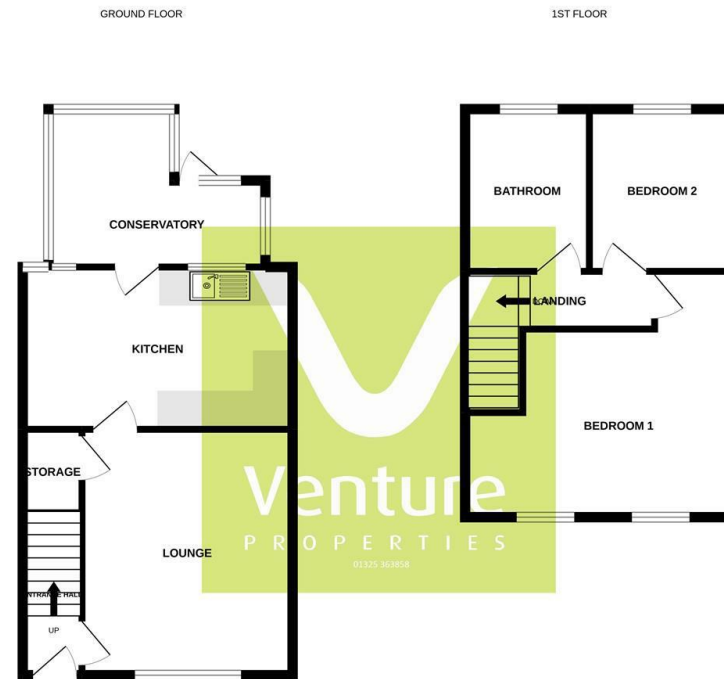
Band B

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

Tenure

This property is freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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.

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