

Linden Drive, Hurworth Place, DL2 2DJ
3 Bed - House - End Terrace
£650 Per Calendar Month

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We have pleasure in marketing this competitively priced three bedroom family home pleasantly positioned in the highly sought after picturesque Hurworth Place which lies within the catchment area of excellent schooling and within walking distance to the award winning Rockcliffe Hall Hotel, Spa and golf course. Hurworth Place lies 5 - 10 minutes drive to the West of Darlington with properties of this location considered in high demand we recommend an early viewing to avoid disappointment.

It benefits from a CONSERVATORY to the rear providing further ground floor accommodation, there is uPVC double glazing and gas central heating. In our opinion the home will appeal to a variety of buyers including first time buyer, family or as an investment opportunity.

GROUND FLOOR

A light and airy hallway with useful ground floor w.c. with white suite, through lounge/diner ideal for entertaining family and friends with French doors to an excellent conservatory. The fitted kitchen has a range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, split level cooking facilities comprising of gas hob, electric oven and cooker hood.

FIRST FLOOR

A landing with hatch allowing loft access, three excellent sized bedrooms all with fitted wardrobes. The bathroom/w.c. has a quality refurbished white suite including panelled bath with overhead shower, wash hand basin, low level w.c. and inset lighting.

EXTERNALLY

There is an open lawned garden to the front. The rear garden is considered low maintenance having been paved with an outside water tap and is not directly overlooked to the rear thus giving a sense of privacy.

Please note: No Smokers £25 Per cat or dog

ENTRANCE HALL

GROUND FLOOR W.C.

LOUNGE/DINER

10'8x21'3 (3.25mx6.48m)

CONSERVATORY

21'x9'6 (6.40mx2.90m)

KITCHEN

10'x9'9 (3.05mx2.97m)

FIRST FLOOR LANDING

MASTER BEDROOM

10'9x9'8 (3.28mx2.95m)

BEDROOM TWO

10'x13' max (3.05mx3.96m max)

BEDROOM THREE

11'x7'9 (3.35mx2.36m)

BATHROOM/W.C.



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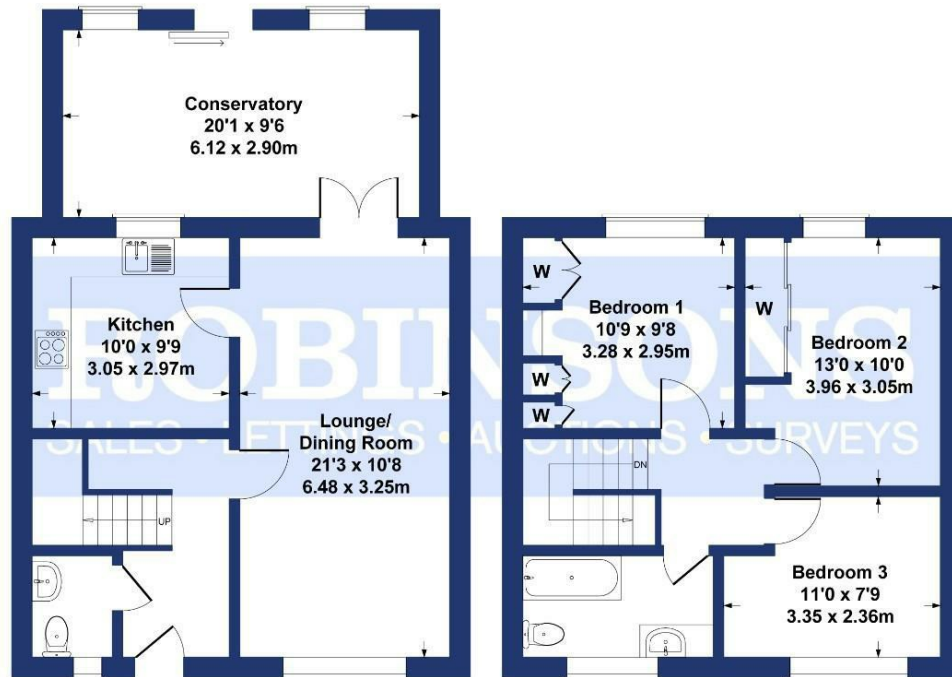
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Linden Drive

Approximate Gross Internal Area
1089 sq ft - 101 sq m



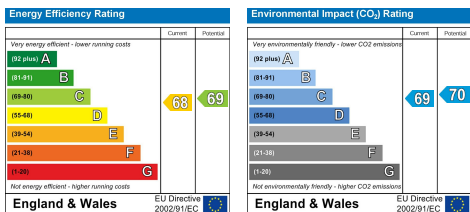
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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