



6 Linden Drive, Hurworth Place, DL2 2DJ



A beautifully maintained **THREE BEDROOM MID TERRACED PROPERTY** which lies in the highly sought after Hurworth Place with lies within walking distance of good schooling, Hurworth village and the award winning Rockcliffe Hall Hotel. It benefits from **uPVC DOUBLE GLAZING, GAS CENTRAL HEATING** and a ground floor w.c. A spacious lounge/dining area runs from the front to rear and provides access to the well tended rear garden via French doors. There is also a useful utility room which provides access to the rear garden and a well equipped fitted kitchen with a good range of units, integrated appliances and an eye catching electric range cooker. There are three good sized bedrooms to the first floor, the master benefitting from built in wardrobes and the third bedroom housing the wall mounted combination boiler. In our opinion the property would appeal to a variety of buyers including a first time buyer or family and we have no hesitation in recommending an internal viewing to fully appreciate what this home has to offer. Briefly comprises: entrance hallway, ground floor w.c., lounge/dining area, kitchen, utility room, three bedrooms to first floor, bathroom/w.c., rear garden.

ASKING PRICE – OFFERS OVER £140,000



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ENTRANCE HALLWAY:

With a uPVC double glazed front door.

GROUND FLOOR W.C.

With a white wash hand basin, low level w.c., part tiled walls, uPVC double glazed opaque window and central heating radiator.

LOUNGE/DINING AREA:

21'4x10'10(6.50m x 3.30m)

Running from the front to rear. The lounge area has a uPVC double glazed bow style window to the front, central heating radiator, corniced ceiling and feature fireplace with electric fire. The dining area with uPVC double glazed French doors to the rear elevation providing access to the garden, central heating radiator and corniced ceiling.

KITCHEN: 10'1x9'9(3.07m x 2.97m)

A fitted kitchen situated to the rear with a good range of wall and base units with marble effect work surfaces, stainless steel sink unit with mixer tap, breakfast bar, gas range cooker with chimney style cooker hood, integrated appliances including fridge/freezer and dishwasher, uPVC double glazed window, central heating radiator and part glazed door leading to the:-

UTILITY ROOM: 14'x4'6 (4.27m x 1.45m)

Situated to the rear with a range of wall units, marble effect work surfaces and plumbing for an automatic washing machine, two uPVC double glazed windows, central heating radiator and uPVC double glazed door providing access to the rear garden.

FIRST FLOOR LANDING:

With useful storage cupboard.

BEDROOM ONE: 13'x10'2(3.96m x 3.10m)

With a uPVC double glazed window to the rear, central heating radiator, corniced ceiling and useful built in wardrobe.

BEDROOM TWO: 11'1x9'11(3.38m x 3.02m)

With a uPVC double glazed window to the rear, central heating radiator and corniced ceiling.

BEDROOM THREE: 8'10x7'11(2.69m x 2.41m)

With a uPVC double glazed window to the front elevation, a central heating radiator, wall mounted combination boiler (providing gas central heating and domestic hot water), hatch allowing loft access.

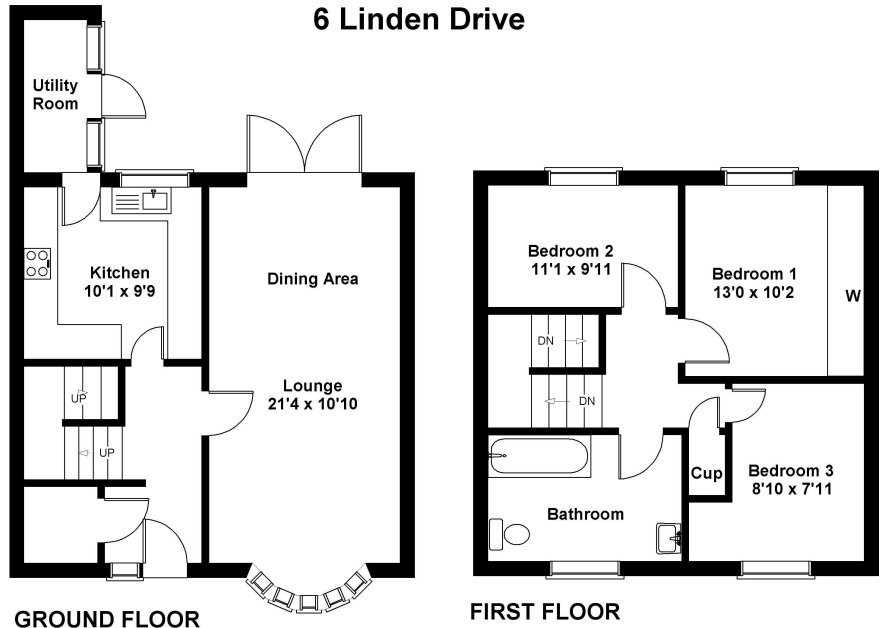
BATHROOM/W.C.

Comprising of a white three piece suite including panelled bath with shower over, pedestal wash basin, low level w.c., fully tiled walls, uPVC double glazed opaque window and chrome towel radiator.

EXTERNALLY

Well tended gardens to both front and rear. To the front there is an open lawn garden whilst the rear benefits from low maintenance with a block paved patio area and a greenhouse.

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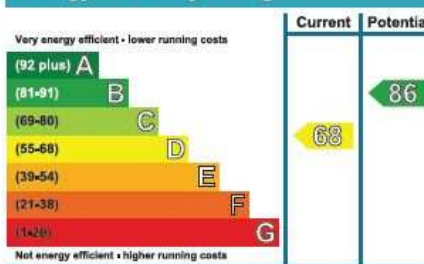


GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for a purchase of carpets or any other fixtures or fittings. In order to assist our customers, we offer a confidential mortgage advisory service without obligation or charge. Our consultant is available to see you at any time in our office or in the convenience of your own home. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON MORTGAGES OR OTHER LOANS SECURED ON IT.