



country properties
village properties
town homes
barn conversions
building plots

Roundhill Road
Hurworth, Darlington, DL2 2DX

Offers in the region of £225,000

NICK & GORDON
CARVER
RESIDENTIAL

Located on a sizeable plot within the centre of this popular picturesque village of Hurworth, within minutes walking distance to schools, shops, amenities and the prestigious Rockliffe Hall Hotel and Spa.

The property has been well maintained over recent years but does require some updating internally, suited to family occupation. Internal viewing will reveal entrance porch, spacious reception hallway with stairs giving access to first floor accommodation and useful under stairs storage cupboard, cloakroom/WC, well proportioned living room with FEATURE fire surround together with gas fire and feature flooring, opening into formal dining room, handy sun lounge with views over garden, kitchen/breakfast room fitted with a range of units with INTEGRATED double oven and fitted gas hob, useful walk-in larder cupboard and access door opening onto rear garden. To the first floor there is a landing giving access to two DOUBLE bedrooms, both with fitted wardrobes, one single bedroom, shower room/WC and loft access with drop down ladder buyers please note that this area could be utilised subject to necessary planning permissions and consents. There are mature established gardens to all sides of the property, driveway allowing off road parking giving access to garage with up and over door, power and lighting. Buyers please note in our opinion this property could easily be extended subject to necessary planning permissions and consents.





- Corner sites mature gardens
- Driveway and garage
- Loft access
- Picturesque village location
- Well placed for excellent schools and amenities

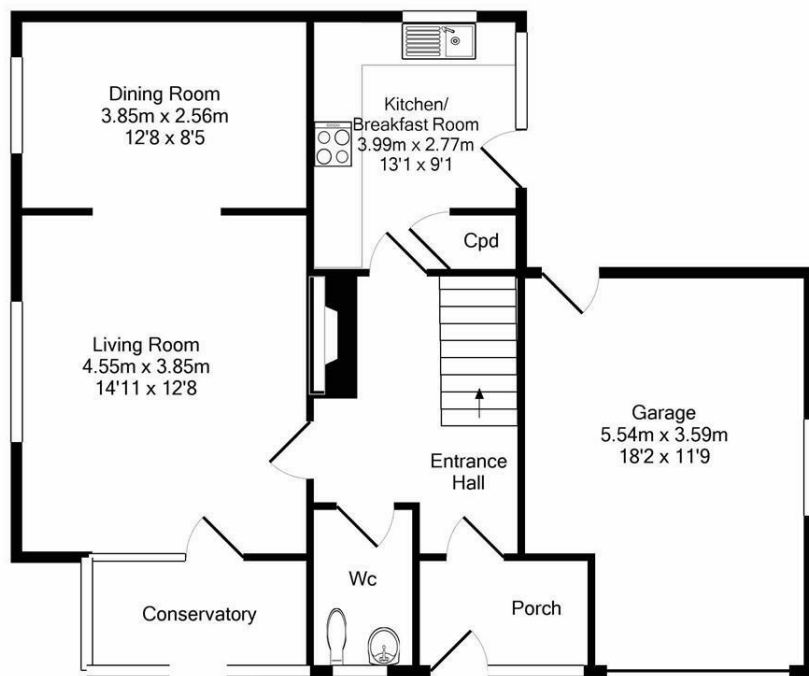
GENERAL INFORMATION

Tenure: Freehold

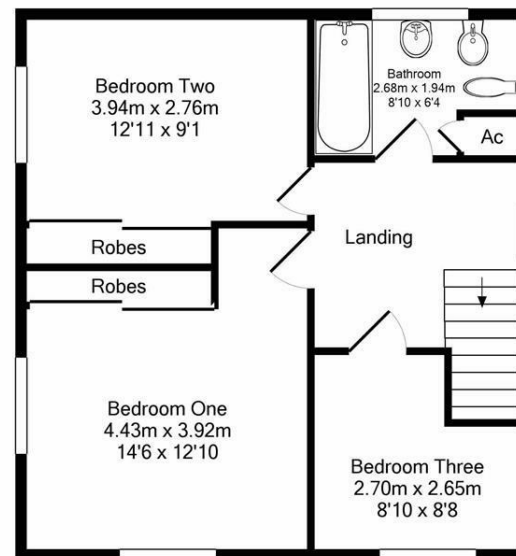
Services: electric heating, mains electric, water and drainage. Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)





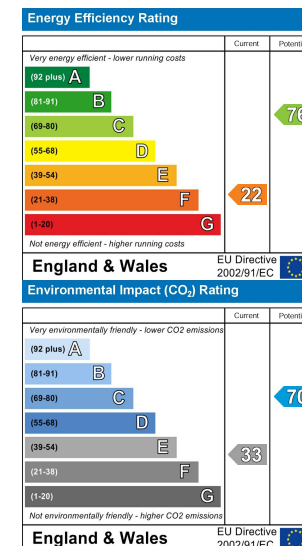
GROUND FLOOR
APPROX. FLOOR
AREA 75.2 SQ.M.
(809 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 46.9 SQ.M.
(505 SQ.FT.)

ROUNDHILL ROAD, HURWORTH. DL2 2DX.
TOTAL APPROX. FLOOR AREA 122.1 SQ.M. (1314 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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MAB 6202



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