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FOR SALE
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5 Woodlands Way, Hurworth Place, County Durham, DL2 2HQ

This THREE BEDROOM SEMI-DETACHED residence is an ideal family home, all the bedrooms are well proportioned There is a private rear garden, driveway allowing for off street parking for several vehicles and a DETACHED single garage.

Ideally positioned close to EXCELLENT LOCAL SCHOOLING and within walking distance to the delightful village green of HURWORTH, Award winning pubs and restaurants are close by and the prestigious 5 star amenities of Rockcliffe Hall are on the doorstep.

Darlington itself is a short drive, and transport links to Teesside and the AIM are easy accessible also. Along with Durham Tees Valley airport.

a much loved home, the current owner is looking to move out of the area and therefore the property is offered for sale. Fully double glazed and having gas central heating. A brief summary of the accomodation that is on offer, is as follows:-

Entrance door to the side from the driveway, staircase to the first floor, generous lounge having the advantage of over looking the gardens to the rear and being quite private. The kitchen/Diner is to the front and has a well planned range of cabinets with space for a dining table also.

To the first floor, there are three well proportioned bedrooms and a bathroom/WC.

Externally the front garden is open plan and laid to lawn. There is a paved driveway which allows for off street parking. The double wrought irons gates screen a further area of the driveway allowing it be enclosed, secure and private, and can be used a car port or seating area This area sits in front of the detached brick built garage. The garage having benefit of light and power supply.

The rear garden is enclosed by fencing and is quite private, mainly laid to lawn with established shrubs and flowers. To the rear of the garden is a delightful, sheltered patio seating area which catches a great deal of the sunshine.

RECEPTION HALLWAY

Leading from the UPVC entrance door from the side. The staircase is directly in front and leads to the first floor, the lounge and Kitchen are accessed to either side.

LOUNGE

13'11" x 17'10" (4.24m x 5.44m)

A generous and spacious reception room, having the advantage of over looking the rear of the property so it is quite private. The sliding patio doors allows access to the garden. The room has laminate flooring and a Gas fire.

KITCHEN/DINER

11'03" x 11'10" (3.43m x 3.61m)

Well planned to provide optimum wall, floor and drawer cabinets which are oak effect and complimented with matching work preparation surfaces. The UPVC window over looks the front aspect, and the room allows for a small dining table and chairs, The integrated appliances include electric oven, gas hob and extractor hood. In addition there is plumbing for an automatic dishwasher and washing machine. The walk-in pantry is useful for further storage and houses the utility meters also.

FIRST FLOOR

LANDING

Leading to the three bedrooms and bathroom/WC. There is also access to the attic area which is insulated and has a pull down ladder.



BEDROOM ONE

13'08" x 10'02 (4.17m x 3.10m)

The largest of the three bedrooms and a generous double room. Enjoying the tranquility of overlooking the gardens to the rear. The room has a host of fitted wardrobes and storage and there is laminate flooring.

BEDROOM TWO

11'04x7'04 (3.45mx2.24m)

A further well proportioned room, currently accommodating a double bed and having built in storage cupboard.

BEDROOM THREE

9'03x7'00" (2.82mx2.13m)

The third bedroom is a good sized single room, having laminate flooring and advantage of built in storage.

BATHROOM/WC

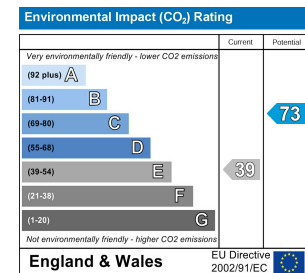
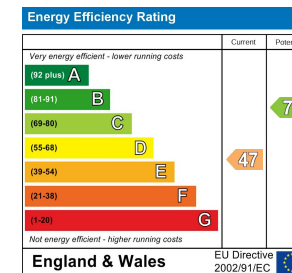
Fitted with a subtle coloured suite, comprising of safety panel bath with an over the bath electric shower and screen. There is a pedestal hand basin and WC.

EXTERNALLY

The front garden is open plan and laid to lawn. There is a paved driveway allowing for ample off street parking, with a covered carport/seating area secure behind double wrought iron gates.

The single detached brick built garage has an up and over door, light and power.

The single gate leads to the enclosed rear garden, which is quite private and again mainly laid to lawn. Having established shrubs and flowers to the borders. To the rear of the garden is a delightful sheltered patio seating area which attracts a great deal of sunshine.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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