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Creebeck Drive  
Hurworth, Darlington, DL2 2JT  
**Price £290,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s



**KEY WORKERS WHO ARE IN A PERMANENT POSITION ONLY.** An impressive DETACHED home situated within the picturesque village of Hurworth, built by Miller Homes to a high specification, within walking distance and also has the added advantage of a south facing rear garden, being well presented the property briefly comprises a welcoming hallway, ground floor cloaks/WC, large living room ,and open plan kitchen/diner having integrated cooking appliances, also having bi-fold doors opening to the rear garden, also having a handy utility room. To the first floor is a landing area leading to master bedroom with en-suite/WC, three further bedrooms and family bathroom/WC. Externally to the front is a double width block paved driveway, allowing off road parking for several vehicles leading to to the garage. Buyers PLEASE NOTE that the property is affected by legal obligations in Perpetuity.







- NO ONWARD CHAIN
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- SMALL EXECUTIVE DEVELOPMENT
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY
- BUYERS NOTE THAT YOU WILL NEED TO BE A PERMANENT KEY WORKER
- PICTURESQUE VILLAGE
- FOUR BEDROOMED DETACHED PROPERTY
- SPACIOUS LIVING SPACE
- SOUTH FACING REAR GARDEN

**GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

RESTRICTIONS DO APPLY PLEASE SPEAK TO YOUR LEGAL ADVISER.

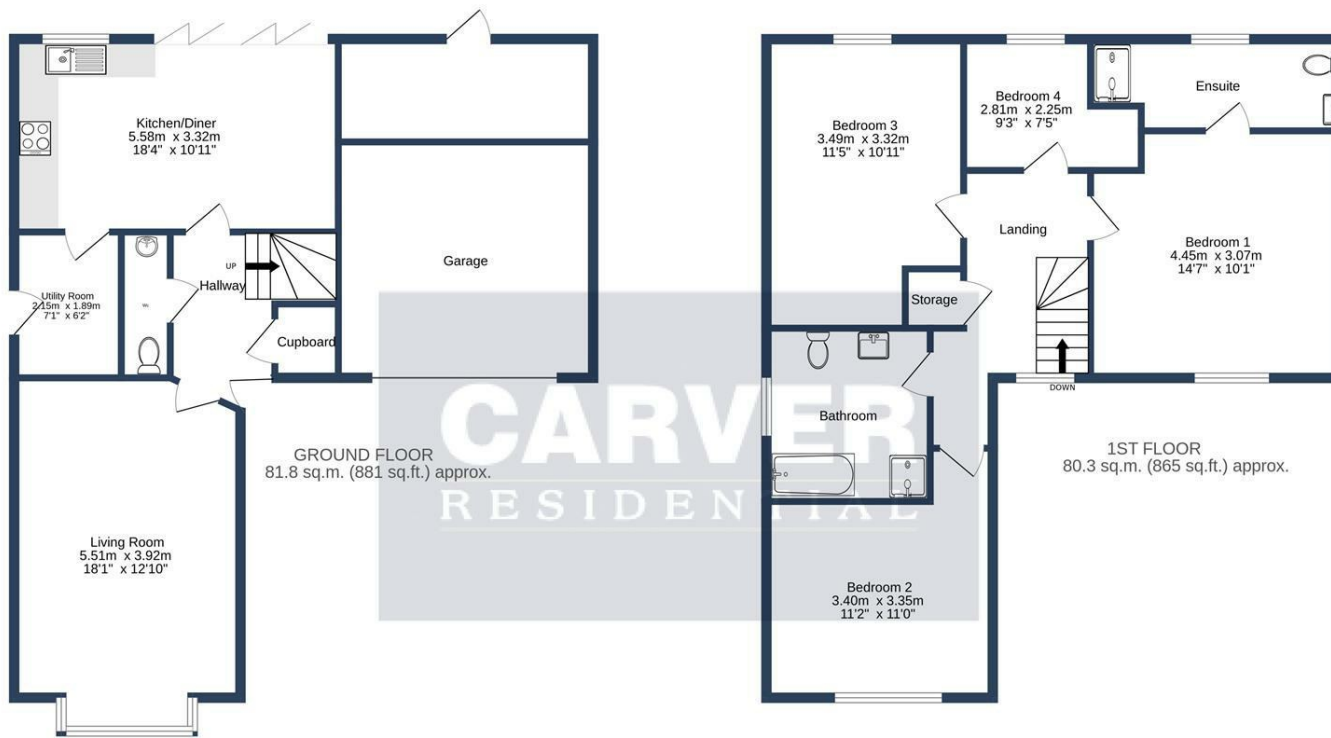
**IMPORTANT INFORMATION FOR THE BUYER**

PLEASE NOTE that the property is affected by legal obligations in Perpetuity.

Buyers must be key worker/s employed on a permanent basis, NHS workers, teachers, police, prison officers, probation services, local authority, fire fighters, ministry of defence.

The property is also marketed at 20% less than the current market asking price.

We would advise buyers to take their own legal advice.



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CREEBECK DRIVE, HURWORTH, DL2 2JT.

TOTAL FLOOR AREA: 162.1 sq.m. (1745 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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