



**CARVER**  
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24, Strait Lane,  
Hurworth, Darlington, DL2 2AL  
**Offers over £250,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Take a look at this charming semi-detached house located on the sought-after Strait Lane in Hurworth village, Darlington. This property boasts two reception rooms, three bedrooms, and a recently renovated kitchen extension, making it an ideal home for families looking for a comfortable and spacious living space.

One of the highlights of this property is the recently extended open-plan kitchen and living area, perfect for entertaining guests or simply enjoying family time. The kitchen features modern appliances and ample storage space, making it a joy to cook and dine in.

For those who value outdoor space, this property offers a beautiful large private garden, providing a tranquil retreat right at your doorstep. The garden is ideal for children to play in or for hosting summer barbecues with friends and family.

In addition to the ample indoor living space, this property also offers off-street parking for two vehicles, ensuring convenience for homeowners with multiple cars.

Located in the popular Hurworth village, this property combines the tranquility of village life with easy access to local amenities, restaurants / Pubs and schools, making it a perfect choice for those seeking a peaceful yet convenient lifestyle.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of living in this delightful property on Strait Lane.





- Popular Hurworth Village Location
- Large Garden to rear
- Open plan living and kitchen area

- Recently extended and renovated
- Off street parking
- Close to restaurants and amenities

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

**Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**Property Size**

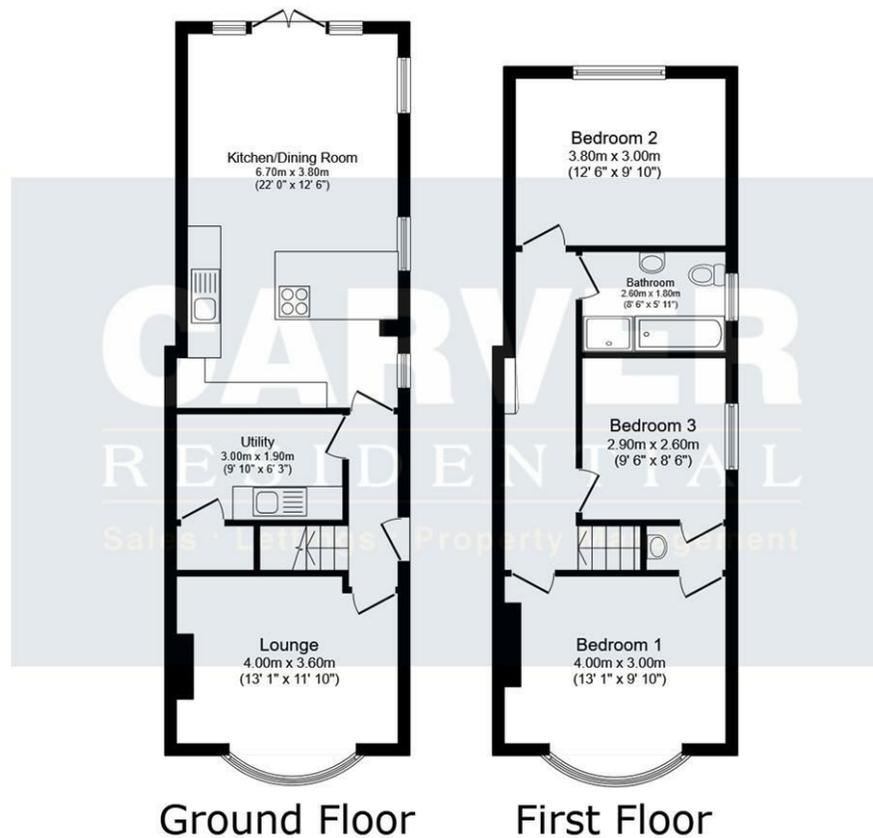
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| 81-91 A                                     | 81                |
| 69-80 B                                     |                   |
| 55-68 C                                     |                   |
| 49-54 D                                     |                   |
| 35-48 E                                     |                   |
| 21-34 F                                     |                   |
| 1-20 G                                      |                   |
| Not energy efficient - higher running costs | 67                |
| England & Wales                             |                   |
| EU Directive 2002/91/EC                     |                   |

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any purpose, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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