



Located on Manor Road in the charming village of Hurworth Place, Darlington, this semi-detached house presents an excellent opportunity for those seeking a project to make their own. Offered for sale with no onward chain, this competitively priced three-bedroom property is perfect for families or first-time buyers looking to create their ideal home.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, providing a comfortable space for relaxation and entertaining. The kitchen, offers ample potential allowing you to design a culinary space that suits your lifestyle. The first floor boasts three generously sized bedrooms and a contemporary family bathroom, complete with a WC.

Externally, the property features a large driveway with privacy gates, leading to a garage, ensuring ample parking and security. The outdoor space offers a blank canvas for gardening enthusiasts or those wishing to create a delightful outdoor area for family gatherings.

Early viewing is essential to appreciate every aspect of this fine home.





- No onward chain
- Easy access to well regarded schools, shops and a host of amenities available within the village
- Three bedrooms
- Drive and garage
- Popular Village location
- Gas central heating and double glazing
- West facing rear garden

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.

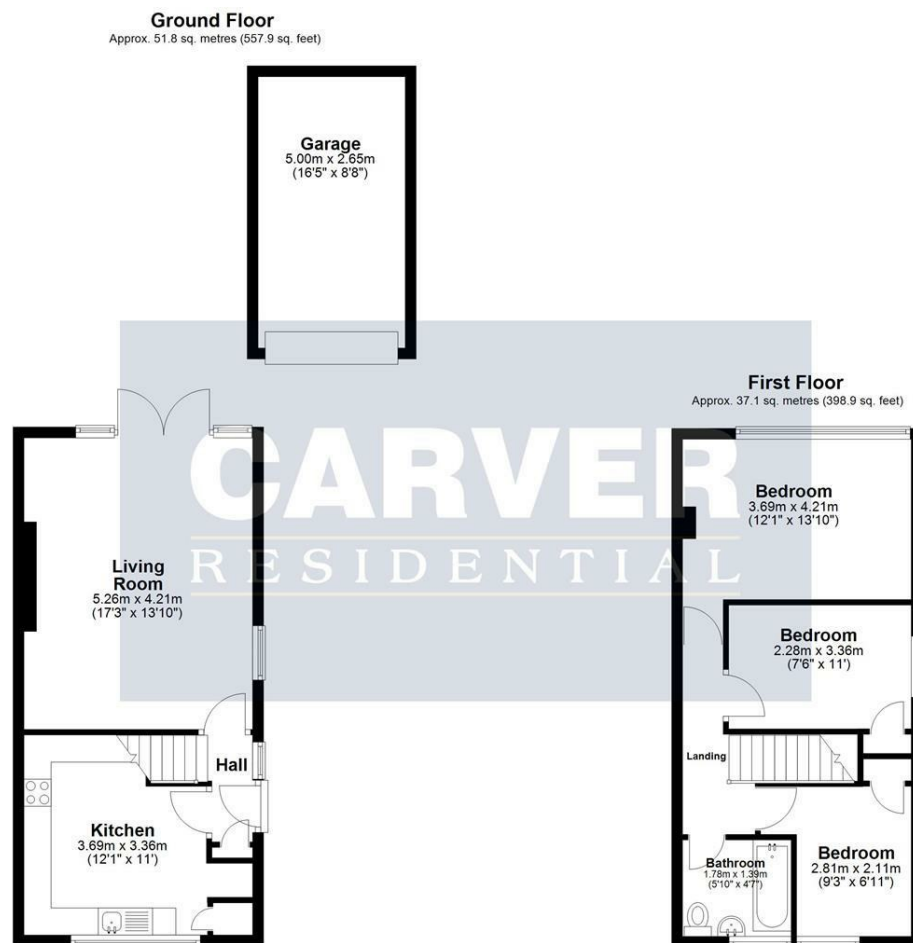
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



Total area: approx. 88.9 sq. metres (956.7 sq. feet)
6 Manor Road, Hurworth

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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MAB 6202



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