





Welcome to this charming property located in the sought-after Woodlands Way, Hurworth Place, Darlington. This delightful Dorma bungalow offers a comfortable living space with Large Lounge, 3 bedrooms, and 1 bathroom, perfect for a family peaceful retreat.

The very private garden is an absolute gem at this property, a tranquil outdoor space for relaxation or entertaining. Imagine enjoying a cup of tea in the morning sun or hosting a barbecue with friends in this lovely setting.

Step inside, and you'll be greeted by a great lounge overlooking the private garden. The updated kitchen provides a modern space to prepare delicious meals for your loved ones.

Located close to the local schools and amenities of Hurworth village and only 10 mins drive (approx) from the town center of Darlington. You'll have easy access to shops, restaurants, and other essentials, making daily life a breeze.

Don't miss the opportunity to make this property your new home. With inviting living spaces, private garden, and ideal location, this property has all the elements for a comfortable lifestyle. Contact us today to arrange a viewing and experience the charm of Woodlands Way for yourself.







- Popular Hurworth Location
- Large Lounge overlooking Garden
- 3 Bedrooms

- Beautiful Private Garden
- Parking for 2 Vehicles
- Kitchen recently updated

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



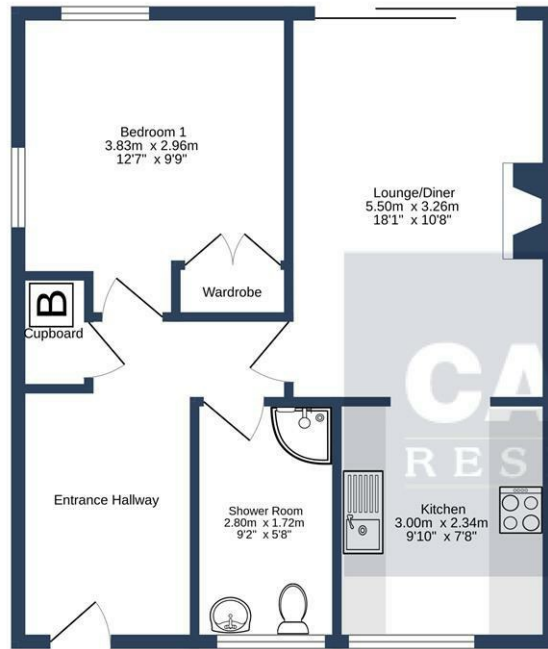




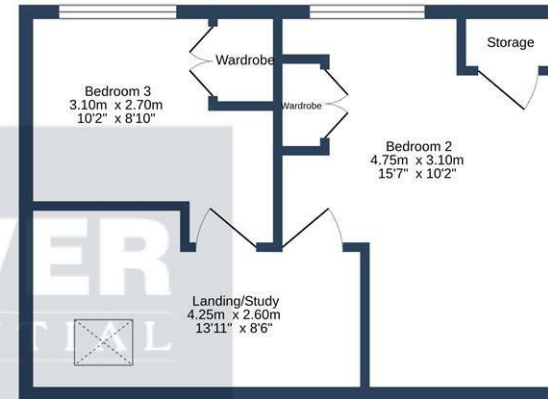








GROUND FLOOR



1ST FLOOR

WOODLANDS WAY, HURWORTH PLACE, DL2 2HQ.

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		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		82
81-91 <b>B</b>		
69-80 <b>C</b>	68	
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		
England & Wales		EU Directive 2002/91/EC

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