





Welcome to the "The Wayside", a superb location that needs no introduction in the village of Hurworth.... This property presents a remarkable opportunity for those looking to create their dream home in a highly sought-after location. This detached Bungalow currently boasts two spacious reception rooms and two well-proportioned bedrooms, making it an ideal canvas for renovation or extension.

The property features a generous living space at the rear, which offers stunning views of the large south-facing garden. This outdoor area is not only immaculate but also provides ample space for gardening enthusiasts or those who simply wish to enjoy the tranquility of their mature garden surroundings. The garden's orientation ensures it basks in sunlight throughout the day, creating a warm and inviting atmosphere.

This would make an ideal 2 bedroom bungalow with cosmetic renovation, however the potential for expansion is significant with this property, as many neighbouring homes in this area have already undergone successful renovations, setting a precedent for what can be achieved here.

Whether you envision just renovating, extending to the rear or adding another level, the possibilities are endless.

15 The Wayside has been tightly held and cherished by the same owner for over 50 years, reflecting its enduring appeal and solid construction. With off-street parking available for up to three vehicles, convenience is at your fingertips.

This property is truly crying out for someone with vision to take it to new heights. If you are looking for a project in a superb location, this could be the perfect opportunity to create a home tailored to your desires. Don't miss your chance to make this delightful property your own.







- Superb popular location in Hurworth Village
- Solid 2 bedroom Bungalow with an expansive footprint
- Tightly held home in excess of 50 years
- Ready for cosmetic renovation or Bigger project
- Beautiful South facing mature gardens to the rear
- Off street parking for multiple vehicles at the front

**GENERAL INFORMATION:**  
 Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding D)



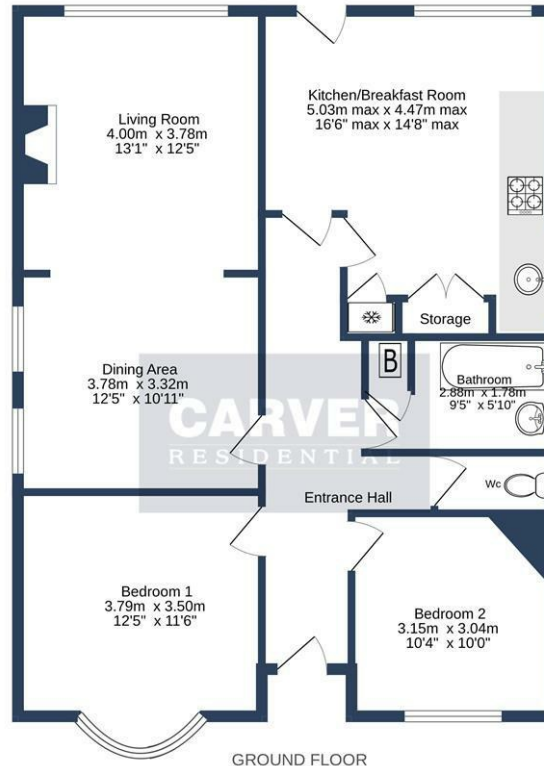












GROUND FLOOR

THE WAYSIDE, HURWORTH, DL2 2EE.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		79
81-91 B		
69-80 C		
55-68 D		55
49-54 E		
35-48 F		
21-34 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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