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Friars Pardon  
Hurworth, Darlington, DL2 2DZ

**Offers in the region of £390,000**

Bungalow - Detached  
2 Bedroom/s  
2 Bathroom/s

A most impressive Detached bungalow, situated within this highly desirable picturesque village, which offers a host of excellent amenities. It is situated away from the main road and close to the centre of the village Hurworth is well placed for road and rail transport including a local bus service. It has a thriving general store (with post office), good schools, a choice of places to eat from tea shop to Michelin star pub/restaurant, Drs' surgery (with pharmacy), dentist, hairdressers, 2 churches, fish and chip shop, gym/spa and other community facilities. The property has been extended and altered so that the internal rooms are a good size, making a comfortable and well configured step free home.

This home comprises, a welcoming hall with access to insulated and boarded roof space, two double bedrooms (formerly 3), bath/WC with additional shower room with WC, well appointed living room with adjoining conservatory with French doors to the rear garden, large fitted kitchen with dining area, also having patio doors to the rear garden, handy room with sink and plumbing for automatic washer, vent for dryer and boiler useful access to garage, driveway to the front allowing off road parking,

There are mature, established gardens, the rear garden offers a varied and interesting garden, which is South facing and is perfect for enjoying the summer sun. This bungalow could easily be extended subject to planning permissions and consents. Buyers please note that there is no onward chain.





- No onward chain
- Mature, established south facing rear garden
- Extended detached bungalow, formally a three bedroomed bungalow
- Popular picturesque village location
- Bathroom/wc plus shower room/wc
- Sizeable plot
- Driveway allowing off road parking for several vehicles leading to garage
- Gas boiler installed in January 2025 with a 10 year guarantee
- Within minutes walking distance to excellent amenities
- Suited to a variety of buyers

#### **GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, boiler replaced January 2025 mains electric, water and drainage.

Double glazing

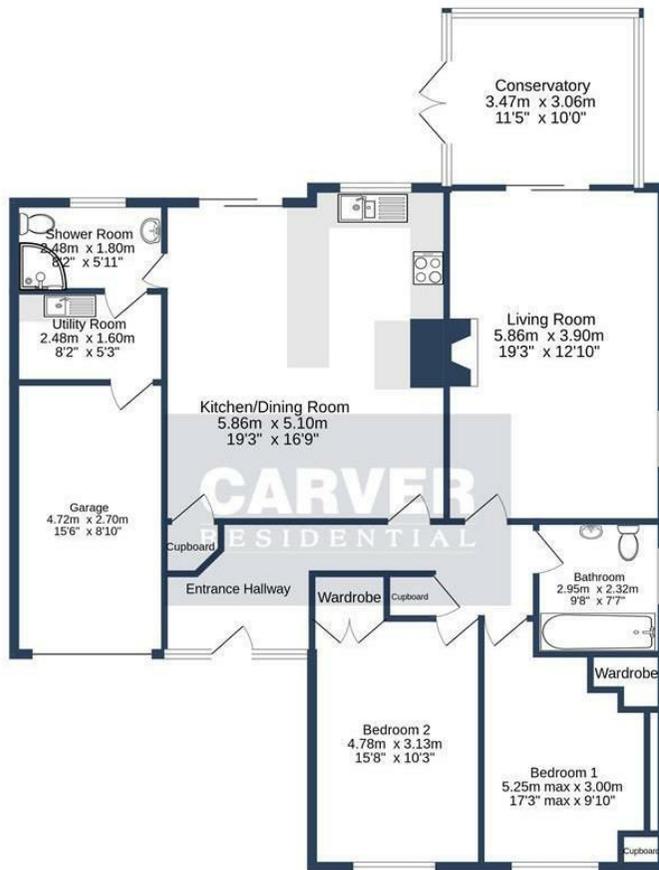
Local Authority: Darlington Borough Council (Tax Banding E)

#### **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 garage)



FRIARS PARDON, HURWORTH, DL2 2DZ.

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) 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	

Floor Area from EPC -  
1204.00 sq ft

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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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