



# CARVERS

SALES & LETTINGS

Woodlands Way

Hurworth Place, Darlington, DL2 2HQ

Offers over £210,000

Bungalow -  
Dormer Semi



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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
- Beautiful Private Garden
- Large Lounge over looking Garden
- Parking for 2 Vehicles
- 3 Bedrooms
- 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)

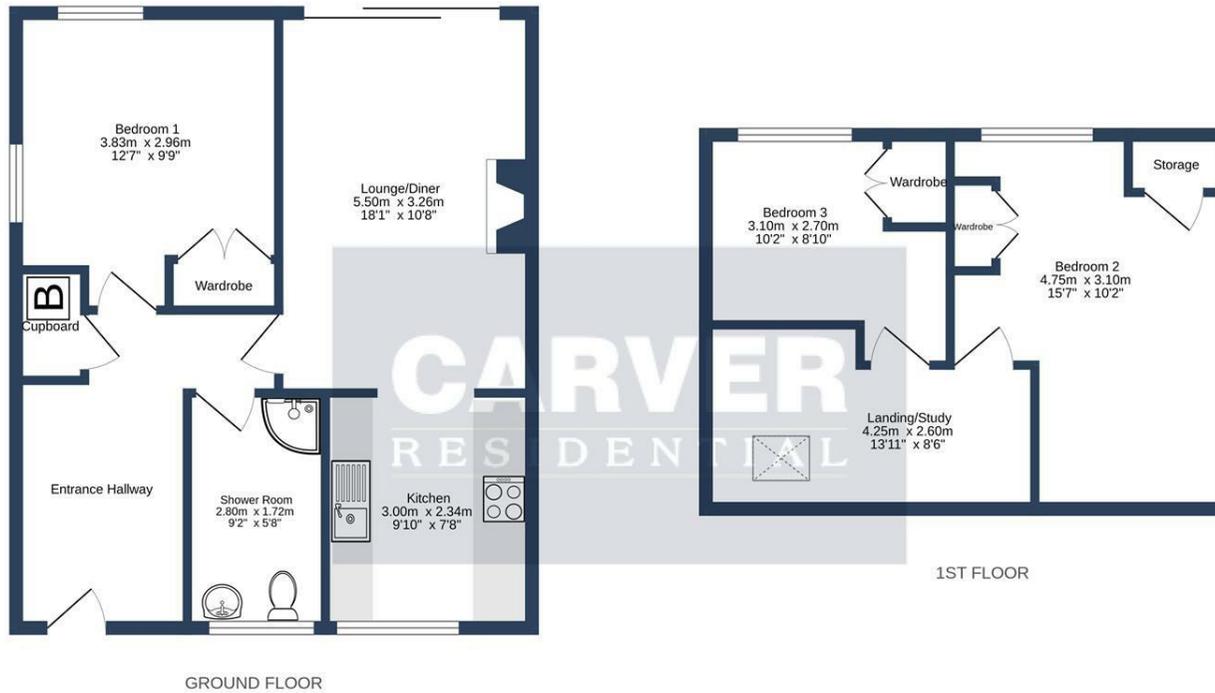
**Buyers Identification Checks**

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)





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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may 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.

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