



**CARVER**  
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4, The Wayside,  
Hurworth, Darlington, DL2 2EE

**Offers in the region of £350,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s



Move straight in, put the kettle on and enjoy this beautiful property from day 1...!!

Not often do you come across a property that needs nothing doing! Well here it is.

Located on the very popular quiet cul-de-sac of "The Wayside", two minutes walk to the Post office in the incredibly popular village of Hurworth, Darlington.

Seriously, locations don't come any better than this! The Wayside presents a fantastic opportunity for someone seeking a semi-detached family home in Hurworth, and take a look at these pictures, ALL THE HARD WORK DONE, including garden!

This delightful property boasts three well-proportioned bedrooms, (and a dedicated office space/nursery room) making it ideal for families or those looking for extra space. The house features a comfortable reception room, Master bedroom with ensuite, 2nd bedroom and stunning kitchen all on the ground floor with a sun room looking out over the huge manicured garden. A great property for relaxing or entertaining guests.

Upstairs a further 3rd bedroom on the first floor that has it's family bathroom.

A standout feature of this home is the generous off road parking, accommodating a vehicle to the front, however to the rear of the property there is further parking and a large single garage. A rare find in residential properties and adds value for families with multiple cars or those who enjoy hosting visitors.

The location of Hurworth is particularly appealing, a charming village with accessibility to nearby amenities. Residents can enjoy the tranquility of village life with restaurants, bars and beautiful walks, whilst still only being a short drive from the bustling town of Darlington.







- Stunning FULLY RENOVATED semi detached Dorma Bungalow
- 3 Bedrooms
- Master with ensuite
- HUGE Private garden to rear
- Off street parking to front
- Very popular centrally located cul-de sac in Hurworth Village
- Office or nursery bedroom
- Modern brand new Kitchen and bathrooms
- Single garage and parking to rear

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

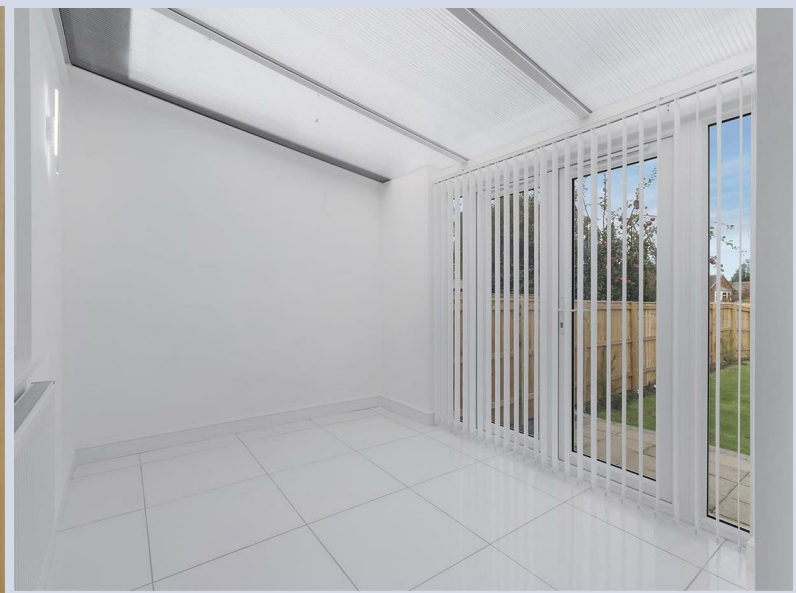
Local Authority: Darlington Borough Council (Tax Banding D)

#### Buyers Identification Checks

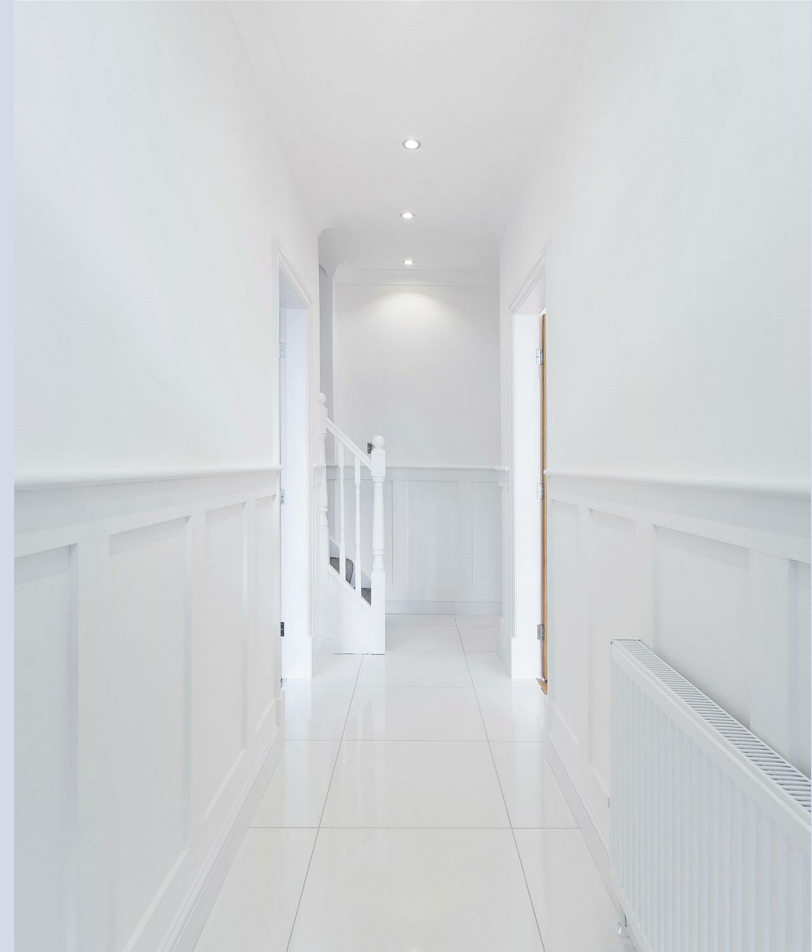
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.







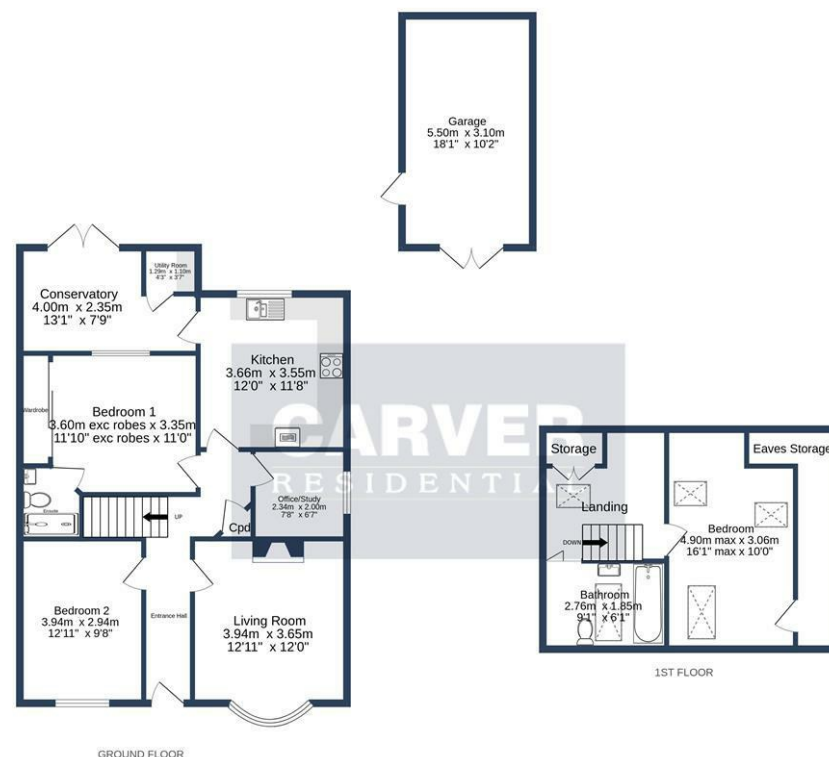












WAYSIDE, HURWORTH-ON-TEES, DL2 2EE.

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>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
35-48 <b>F</b>		
21-34 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

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