



This is a good sized single storey property with a large site in a choice location in Hurworth Village. It is away from the main road and close to the village centre. 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, 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 it's rooms are a good size, making a comfortable and well configured home. This home comprises, HALLWAY with access to insulated and boarded roof space, 2 DOUBLE BEDROOMS (formerly 3). HOUSE BATHROOM, SHOWER ROOM with toilet and sink, LOUNGE with adjoining CONSERVATORY with French doors to the rear garden, LARGE LIVING KITCHEN with dining area and patio door to the rear garden, UTILITY room with sink and plumbing for automatic washer, vent for dryer and boiler with access to garage, GARAGE, PARKING for 3 cars. Nice Front garden and LONG REAR GARDEN- south facing and well stocked.





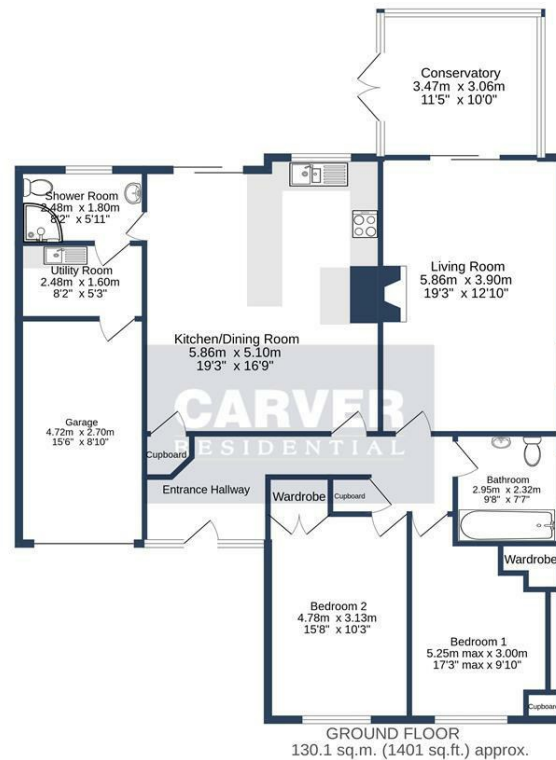
- EXTENDED BUNGALOW
- LARGE SOUTH FACING GARDEN
- POPULAR VILLAGE LOCATION
- GARAGE AND AMPLE PARKING

GENERAL INFORMATION:

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



FRIARS PARDON, HURWORTH, DL2 2DZ.

TOTAL FLOOR AREA: 130.1 sq.m. (1401 sq.ft.) approx.

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		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
Co Durham DL5 4DJ
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk