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Friars Pardon  
Hurworth, Darlington, DL2 2DZ  
**£1,250 Per calendar month**

Bungalow - Detached  
2 Bedroom/s  
2 Bathroom/s



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.







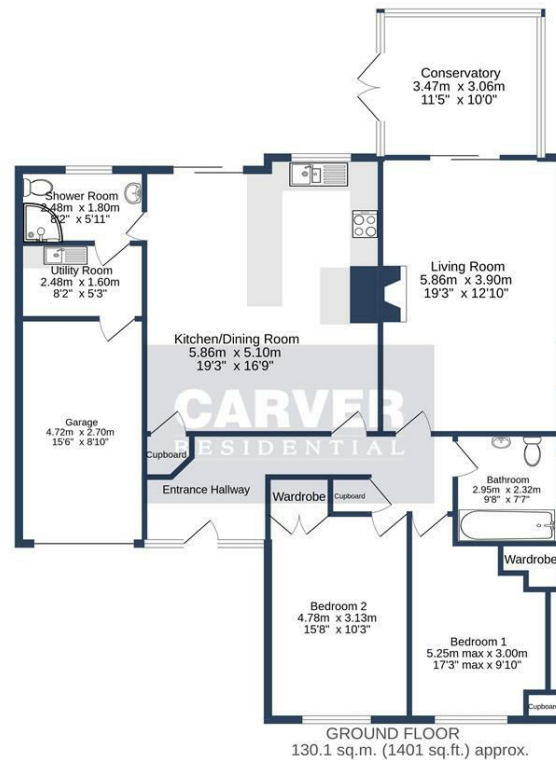
- EXTENDED BUNGALOW
- POPULAR VILLAGE LOCATION
- LARGE SOUTH FACING GARDEN
- GARAGE AND AMPLE PARKING

**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.  
Made with Metropix C2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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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