

Heron Drive

Darlington DL1 1DL

Or Nearest Offer £99,950

Venture
PROPERTIES









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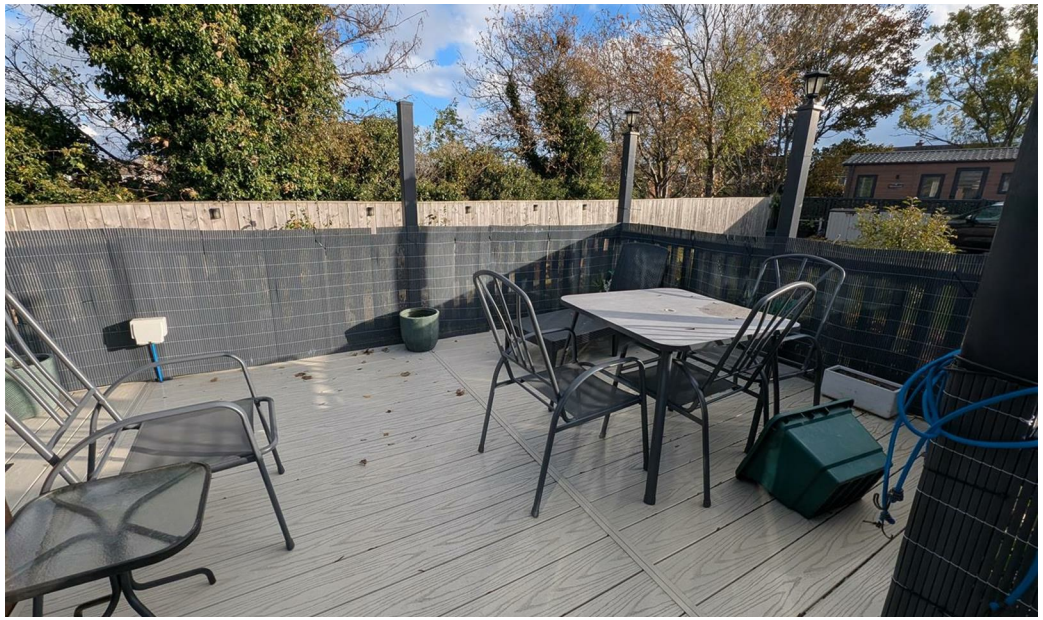




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Heron Drive

Darlington DL1 1DL



- Two Bedroom Lodge Home
- Private Grounds
- No Onward Chain
- Eastbourne Location in Darlington
- Parking AVailable
- Newly Installed Boiler
- Perfect for those aged 55+
- Close to All Amenities
- Council Tax Bnad A

Situated on Heron Drive, Darlington, this stylish lodge is an exceptional opportunity for those aged over 55 seeking a comfortable and modern living space. This charming house features two well-proportioned bedrooms, perfect for relaxation or accommodating guests. The inviting reception room offers a warm and welcoming atmosphere, ideal for entertaining friends or enjoying quiet evenings at home.

The property has been thoughtfully upgraded by the current owners, ensuring a contemporary feel throughout. A refitted gas boiler provides efficient heating, while two air conditioning units offer comfort during warmer months. The tasteful furniture, fixtures, and fittings can be included in the sale, making it easy for you to move in and start enjoying your new home right away.

Situated within a secure gated site, this lodge offers peace of mind and a sense of community. With no onward chain, this property is priced to sell, making it an attractive option for those looking to downsize or relocate. Don't miss the chance to make this delightful lodge your new home in Darlington.

Lounge Area

13'6 x 10'7 (4.11m x 3.23m)
With entrance door to side, two windows and sliding doors to the veranda seating area.

This open aspect living space has a lounge and kitchen area. With ample room for seating and a recessed fireplace the double sliding doors lead to an outdoor seating area.

Kitchen/Dining

13'6 x '9 (4.11m x '2.74m)
The kitchen has wall, base and drawer units, integrated gas hob with extractor over. Integrated eye level double oven and microwave. Composite sink with mixer tap and space for a dining table and chairs.

Bedroom One

12'4 x 9'9 (3.76m x 2.97m)
Window to side, fitted wardrobes and vanity unit, spotlights to ceiling and radiator.

En-suite

Obscure window to side, walk in shower, low level w.c and bowl style wash hand basin, heated towel rail.

Bedroom Two/Dressing Room

11'3 x 7'5 (3.43m x 2.26m)
Window to side, fitted wardrobe with mirrored sliding door and vanity unit.

Shower Room

Walk in shower, low level w.c and bowl style wash hand basin, heated towel rail.

Externally

There is a seating area and parking available. The park is a situated on secure grounds.

Tenure

Freehold

Property Details

Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,663
Conservation Area
No
Flood Risk
Very low
Floor Area
Plot size
-
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
55 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

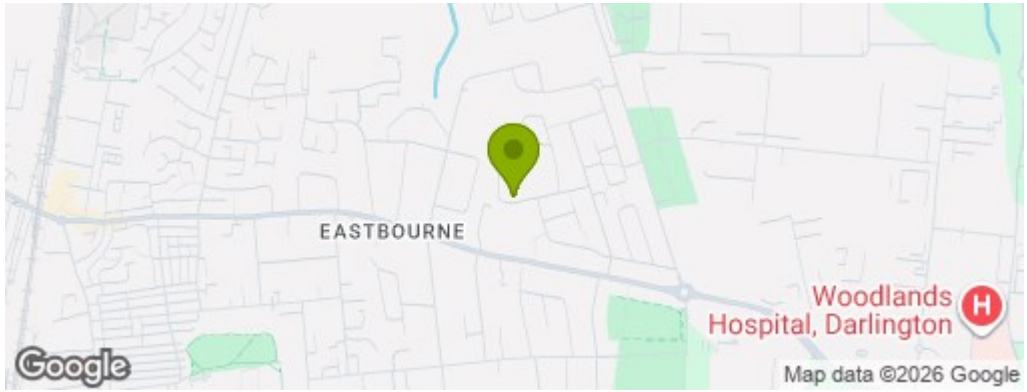
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR



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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