



- BUYERS FEES APPLY
- FOR SALE VIA MODERN METHOD OF AUCTION T&C'S APPLY
 - Subject to Reserve Price
 - Two Bedrooms & Two Bathrooms
- Site Fees - FREE OF CHARGE UNTIL AUGUST 2027
 - These properties are Non-Mortgageable
 - Over 50's, Full Residential Park Home
 - Ample of Garden Space
 - Pre-Owned Park Home

Walworth Road, Heighington Village, DL2 2XT

2 Bed - Park Home

Starting Bid £80,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



Walworth Road, Heighington Village, DL2 2XT

Kitchen / Dining / Family Room
18'9" x 20'5" (5.73m x 6.23m)

Hallway
3'3" x 5'10" (1.00m x 1.78m)

Bedroom 1
9'2" x 8'2" (2.81m x 2.50m)

Dressing Room
3'7" x 6'0" (1.11m x 1.85m)

En-Suite
5'5" x 6'1" (1.66m x 1.86m)

Bedroom 2
9'1" x 8'0" (2.78m x 2.45m)

Family Bathroom
5'10" x 6'6" (1.80m x 2.00m)

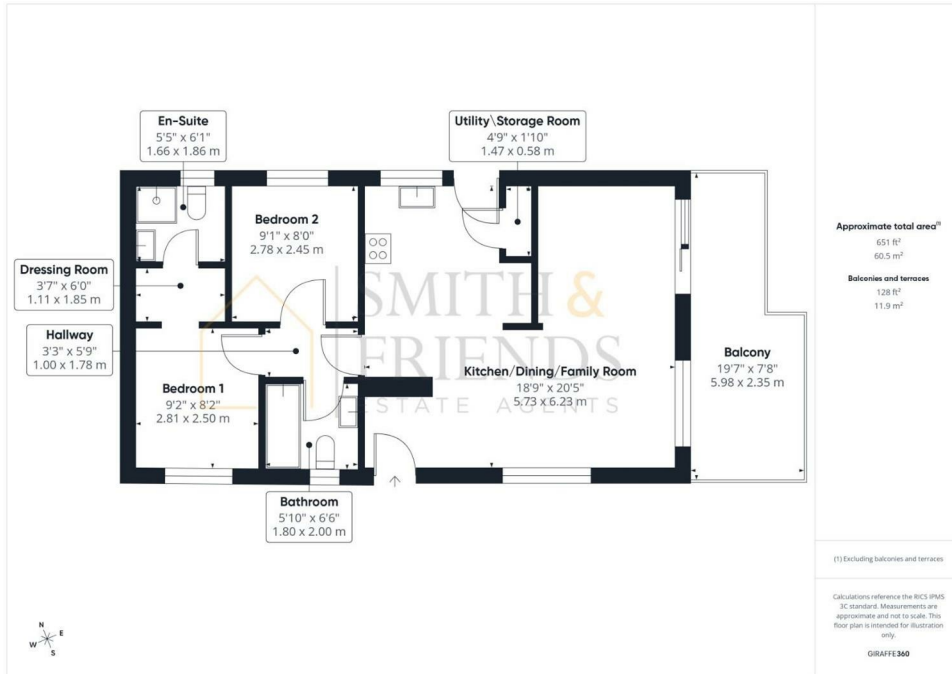
Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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