



**** GATED COMMUNITY FOR OVER 50's ** ** MODERN, STYLISH INTERIORS ** ** KITCHEN APPLIANCES **
** PET FRIENDLY ** ** NO ONWARD CHAIN ****

A good opportunity to acquire this beautiful two bedroom modern park home set in lovely countryside within easy reach of Darlington and Newton Aycliffe. There are excellent transport links close by and local shops and amenities within easy reach.

It offers a safe, secure environment for the over 50's which offers a village feel and community. The large, spacious plots have private decking and include tasteful decoration and kitchen appliances.

The property benefits from uPVC double glazing, central heating, en-suite facilities and a study. There are bespoke design options and an internal viewing is recommended to appreciate this accommodation.

Please Note: Council tax band A.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Walworth Country Park, Heighington, DL2 2XT

2 Bedroom - Park Home

£145,000

EPC Rating:

Tenure: Freehold

Council Tax Band: A

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Walworth Country Park, Heighington, DL2 2XT

In brief the accommodation comprises: of an entrance hallway, spacious lounge with lots of windows allowing natural light, a modern kitchen/dining area with an excellent range of units, split level cooking facilities, stainless steel sink unit and space for a table and chairs. There are two bedrooms, one with en-suite shower room comprising of a spacious shower cubicle, wash hand basin set in a vanity unit and low level w.c. There is also a good sized bathroom/w.c. with panelled bath, wash hand basin set in a vanity unit, w.c. and chrome towel radiator. This particular home also has a study. There is a decking area overlooking countryside.

ENTRANCE HALL

LOUNGE

18'9" x 11'8" (5.72 x 3.56)

KITCHEN/DINING AREA

18'9" x 13'5" (5.72 x 4.10)

INNER HALLWAY

BEDROOM

2.79 x 2.62 (0.61m.24.08m x 0.61m.18.90m)

EN-SUITE SHOWER ROOM

BEDROOM

3.20 x 2.77 (0.91m.6.10m x 0.61m.23.47m)

STUDY AREA

BATHROOM/W.C.

DECKING AREA

FRONT EXTERNAL

REAR OF PROPERTY



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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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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Walworth Country Park

Approximate Gross Internal Area
823 sq ft - 76 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Robinsons Tees Valley
Darlington Sales, DL3 7RX
01325 484440

darlington@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk