



**Walworth Road, Heighington Village, DL2 2XT**  
**2 Bed - Park Home**  
**£110,000**

**Council Tax Band: A**  
**EPC Rating:**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Walworth Road, DL2 2XT

\*\*\* RESIDENTIAL LUXURY PARK HOME \*\*\*

\*\*\* OVER 50's \*\*\*

On the marketing this pre-owned 2025 modern Omar Westbury (36'x20') luxury park home, benefitting from being detached, easy-to-maintain, bungalow-style property.

The stylish home comprises of; a spacious and modern open-plan Living / Dining Area with Patio Doors to a composite decked balcony. Off the Living / Dining Area you will find a modern Fitted Kitchen with multiple integrated appliances, and a separate storage cupboard.

Leading from the Living Space is an inner hall, which allows access to the Master Bedroom with a Dressing Area and En-Suite Shower Room, Second Double Bedroom, and a Modern Family bathroom.

Externally, the Park Home benefits from a turfed garden with surrounding fences, a good sized shed to the rear and off-street parking with its dedicated parking bay at the front.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## 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

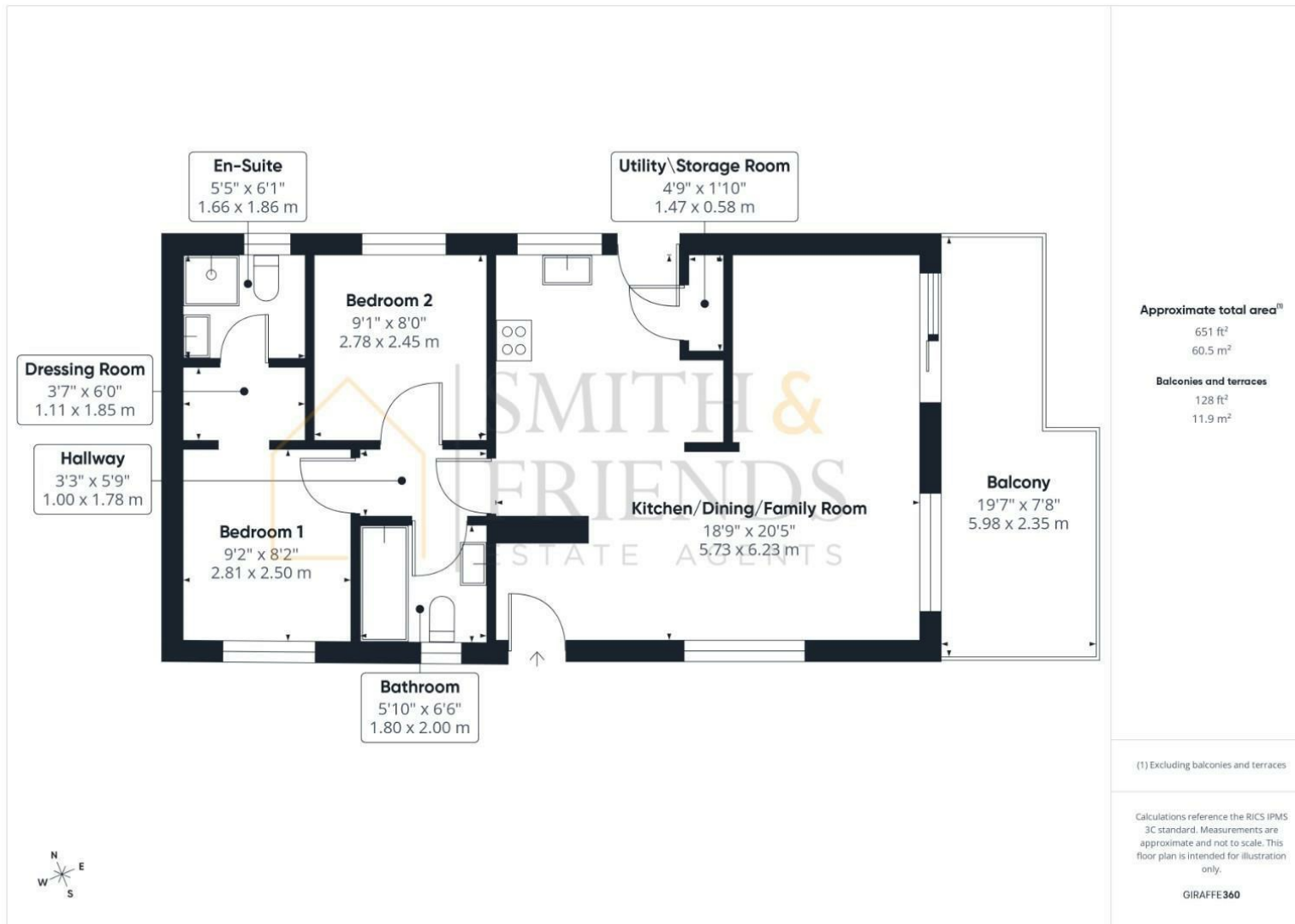
5'10" x 6'6" (1.80m x 2.00m)







- Over 50's, Full Residential Park Home
  - Ample of Garden Space
  - Pre-Owned Park Home
  - Two Bedrooms & Two Bathrooms
- Site Fees - FREE OF CHARGE UNTIL AUGUST 2027
- These properties are Non-Mortgageable



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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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