



**Heron Drive**

Darlington DL1 1DL

**Offers Over £115,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Heron Drive

Darlington DL1 1DL



- Residential Park Home for Over 50's
- Council Tax Band A

- Open Plan Living Area
- EPC Exempt

- Two Bedrooms

Residential park home. We are privileged to be able to offer to the market this two bedroom luxury quality detached lodge home for the over 50's situated in the ever popular Eastbourne location. The properties comes to the market with a complete furnished package and are double glazed and have central heating. In brief the accommodation comprises of living area with dining kitchen, inner hallway, two bedrooms, main having en-suite, family bathroom. The property sits on communal grounds which are managed and there is space for two vehicles on paved driveway to the front. The site is set within a gated community and there is an annual service charge of £1,850- this charge has been paid in full for 2025.

Viewing Recommended.

## Lounge Area

21'0 x 13'7 (6.40m x 4.14m)

Upvc double glazed windows to side and sliding double doors to front, with fireplace and electric fire.

## Kitchen Area

Two Upvc double glazed windows to side fitted with, wall, base and drawer units, sink unit with mixer tap, five ring gas hob and oven with extractor over. There are integrated fridge, freezer, dishwasher and washing machine. Radiator.

## Hallway

Radiator.

## Bedroom One

13'7 x 8'0 (4.14m x 2.44m)

Upvc double glazed window to side, fitted wardrobes and radiator.

## En-Suite Bathroom

Upvc double glazed obscure window to side, fitted with double walk in shower, panelled bath, twin wash hand basins in vanity unit with storage, low level w.c and heated towel rail.

## Bedroom Two

9'3 x 7'5 (2.82m x 2.26m)

Upvc double glazed window to side and radiator.

## Shower Room

Upvc double glazed window to side, fitted with shower, low level w.c, wash hand basin and heated towel rail.

## Externally

There is composite decking a shed and two parking spaces.

## Council Tax

Band A

## Tenure

## 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

## Property Information

Local Authority  
Darlington  
Council Tax  
Not Found  
Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
0 ft 2 / 0 m 2  
Plot size  
-  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

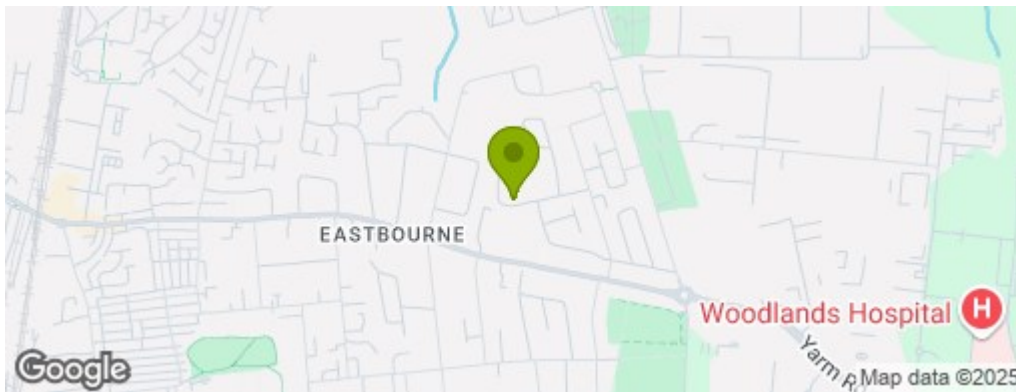
Basic  
3 Mbps  
Superfast  
53 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

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 parts are approximate and no responsibility is taken for any error, omission or misstatement. 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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## Property Information

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