

Walworth Road, Heighington, Darlington, DL2 2XT
2 Bed - Park Home
£175,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









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*** RESIDENTIAL LUXURY PARK HOME ***
*** OVER 50's, WITH YEAR-ROUND LIVING ***

On the marketing this pre-owned 2025 modern Omar The Regency luxury park home, benefitting from being detached, easy-to-maintain, bungalow-style property is a fully equipped and affordable park home with many features, including box bay windows, integrated appliances and a roof dormer over the front door.

The stylish home comprises of; a spacious and modern open-plan modern Kitchen / Dining Area with multiple integrated appliances, and a separate storage cupboard. , Off the Dining Area is a good sized Living Room with Patio Doors to a wrap around composite decked balcony.

Leading to an inner hall, which allows access to the Master Bedroom with a Dressing Area (Built-In Wardrobes) 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. The exterior has also recently been fully repainted, enhancing its appearance and ensuring it is well presented and ready for immediate occupation.

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







Kitchen / Dining Area
12'2" x 18'9" (3.72m x 5.74m)

Living Room
10'11" x 18'0" (3.33m x 5.51m)

Hallway
3'1" x 6'5" (0.96m x 1.97m)

Bedroom 1
9'2" x 8'7" (2.81m x 2.64m)

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

En-Suite
5'5" x 6'0" (1.67m x 1.85m)

Bedroom 2
9'1" x 9'1" (2.79m x 2.77m)

Bathroom
5'6" x 6'5" (1.70m x 1.97m)







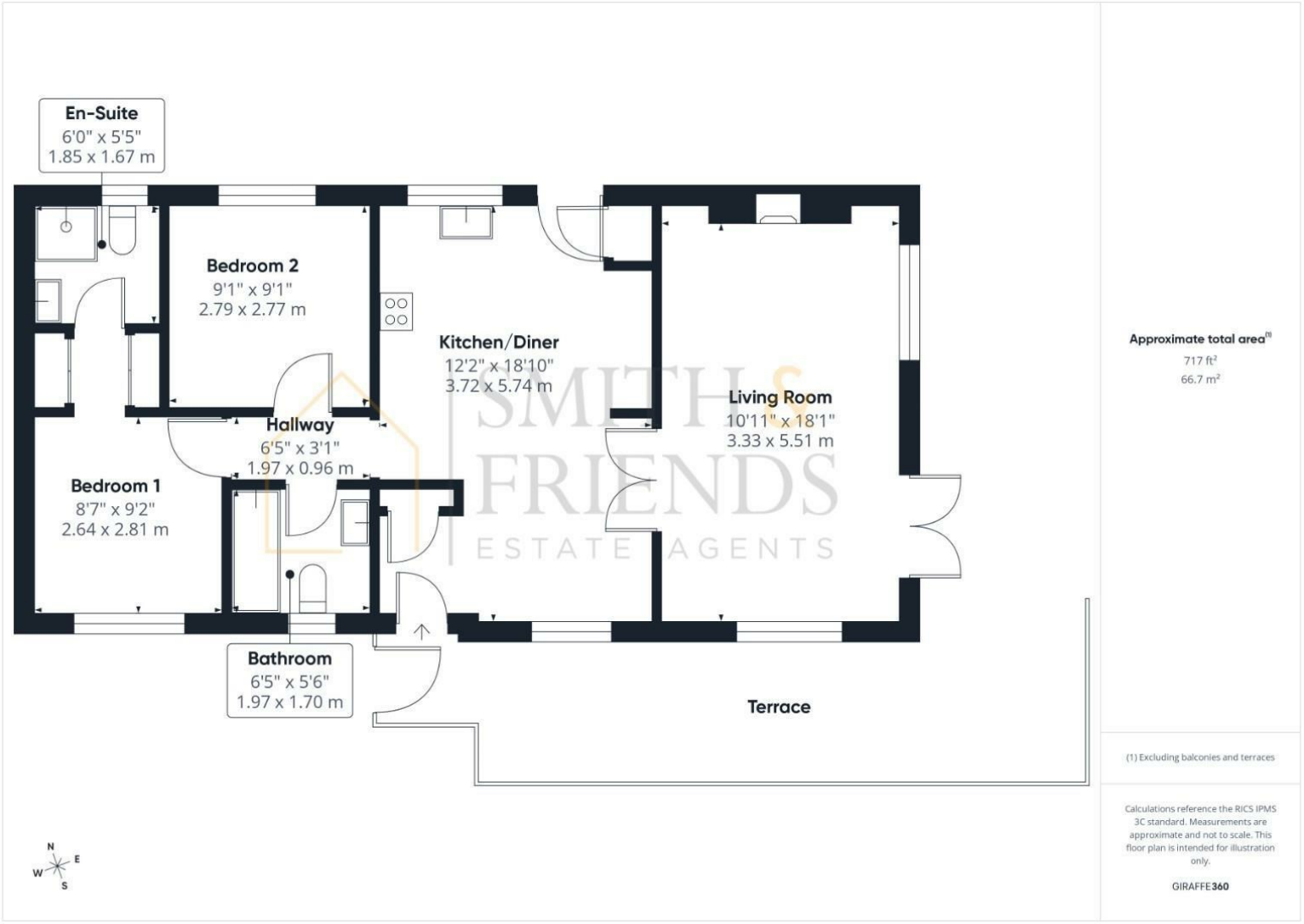


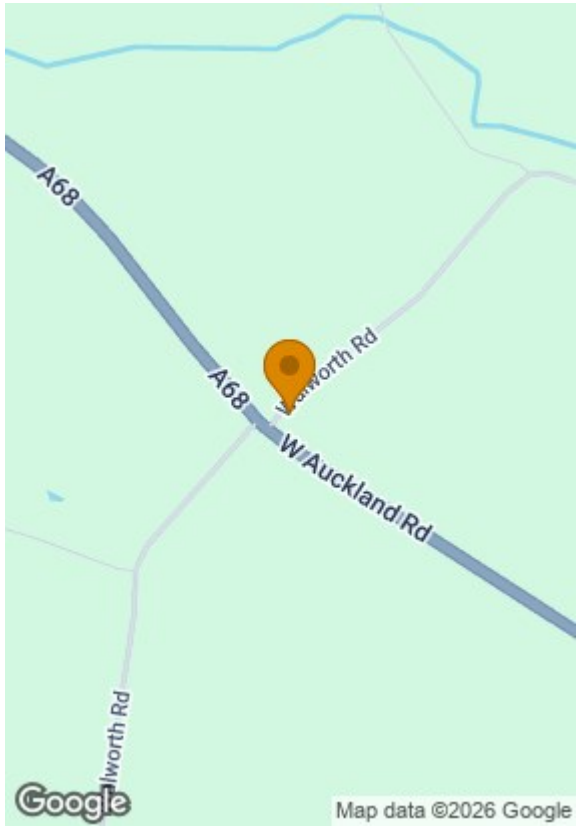



12A


7A







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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