



**Walworth Country Park, Walworth Road,
Heighington, DL2 2XT
3 Bed - Park Home
Starting Bid £99,000**

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Walworth Country Park, Walworth Road, DL2 2XT

*** STUNNING THREE BEDROOM STATIC HOME ***
*** OVER 50'S RESIDENTIAL PARK HOME ***

Nestled amidst rolling hills, this charming Residential park park home offers an idyllic escape with breath-taking views over open countryside. The property features a spacious open-plan living area, complete with large windows that flood the space with natural light and enhance the vaulted ceilings and provide uninterrupted vistas of the surrounding landscape. Step outside onto the private deck, the perfect spot for morning coffee or evening sunsets, where the panoramic views of lush meadows and distant woodlands create a sense of peace and tranquillity.

Inside, the home boasts modern interiors with a cozy, welcoming atmosphere. A well-equipped modern kitchen diner and comfortable living space invite you to relax and unwind, while the master bedroom with en-suite offer a serene retreat with views of the countryside right. The additional bedroom is ideal for guests with its own bathroom in addition there is a study come dressing room.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

FOR SALE BY AUCTION. STARTING BID £99,000

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

Kitchen/ Dining Room
18'10" x 11'10" (5.76m x 3.63m)

Living Room
18'10" x 11'10" (5.76m x 3.63m)

Bedroom 1
10'7" x 9'1" (3.25m x 2.77m)

En-Suite Shower Room

Bedroom 2
19'0" x 8'8" (5.81m x 2.65m)

Bedroom 3
4'5" x 6'0" (1.36m x 1.85m)

Bathroom
5'6" x 6'2" (1.7m x 1.9m)

Gardens

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.

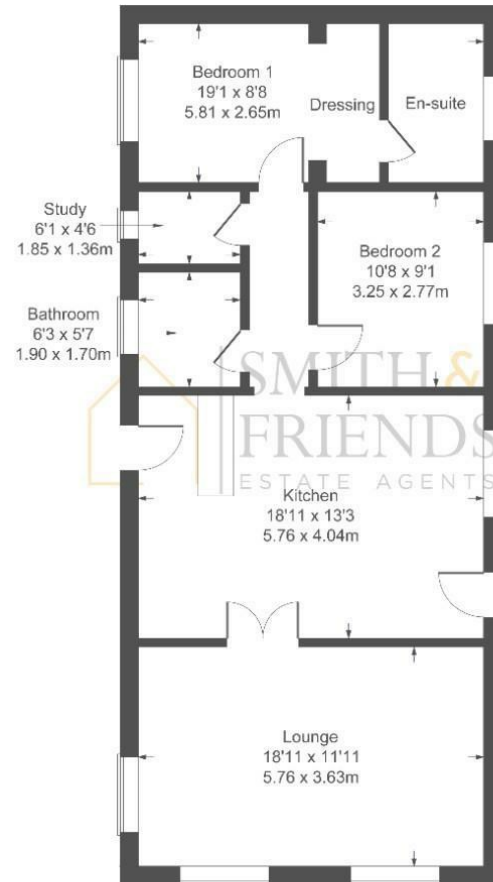




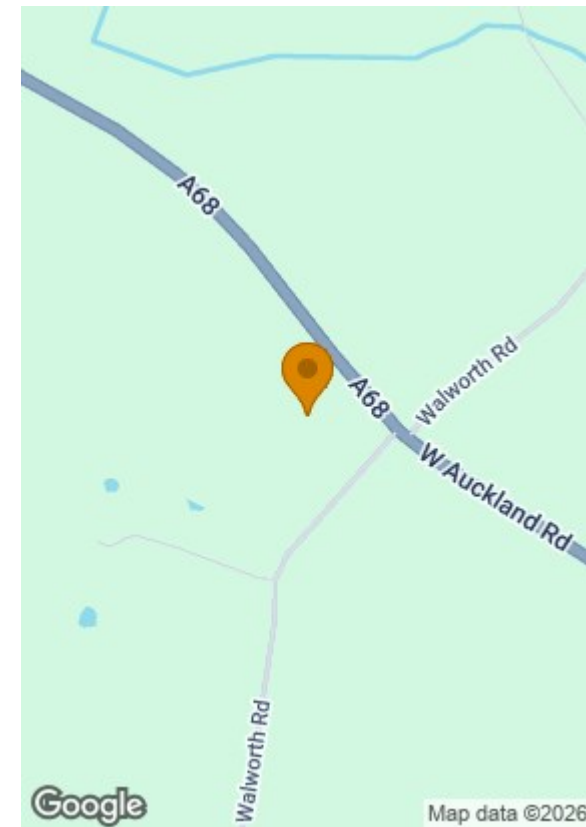


Walworth Road

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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

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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