Heron Drive, Darlington, DL1 1DG

Offers in the region of £179,950

estates
'The Art of Property'

Heron Drive, Darlington, DL1 1DG
Offers in the region of £179,950
Council Tax Band: B

A well-presented semi detached home, enjoying a generous south-facing garden, large summer house, garage and driveway, and offered to the market with no onward chain. Ideally positioned in the popular Eastbourne area of Darlington, the property is within easy walking distance of local shops, amenities and schooling, while the A1(M), A66, town centre and railway station are all readily accessible.

The accommodation provides a practical and appealing layout, with two reception rooms to the ground floor. The front-facing lounge benefits from an open aspect through to the adjoining dining room with French doors, creating a pleasant sense of space and making this an ideal area for both relaxing and entertaining. There is also a fitted kitchen to the rear, housing the Combi boiler, and allowing access to the garden.

To the first floor are three bedrooms, comprising two good-sized double bedrooms and a useful single bedroom, together with the family bathroom, including bath with overhead shower.

Externally, the property has much to offer. To the front is a low maintenance gardens, generous driveway, and access to the garage. The rear garden is a particular highlight, enjoying a south-facing aspect and offering excellent outdoor space for families, gardening or entertaining. A large summer house provides additional versatile space and could be utilised as a home office, hobby room or garden retreat.

Further benefits include modern uPVC double glazing, together with a contemporary composite front door, and gas central heating.

Offered with no onward chain, this is a particularly appealing opportunity for buyers seeking a home with excellent outside space, parking and convenient transport links. Early viewings recommended.

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PLEASE NOTE
Council Tax Band: B
Tenure: FREEHOLD

Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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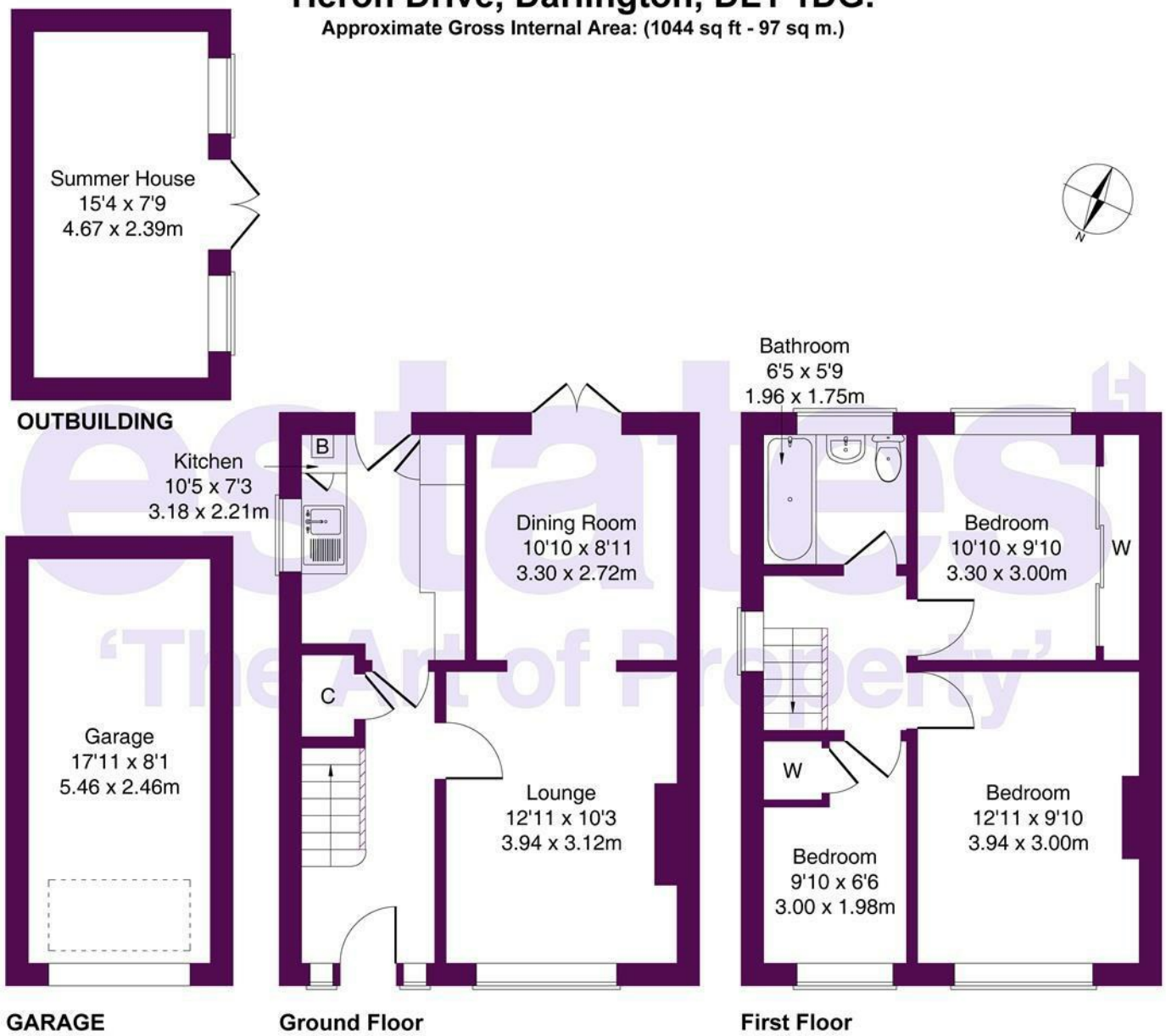
Approximate Gross Internal Area: (1044 sq ft - 97 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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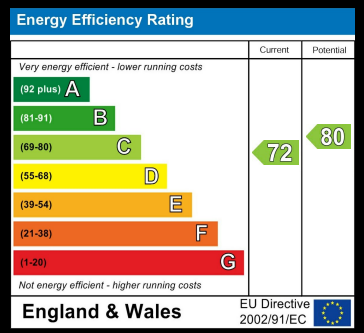
Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
https://estates-theartofproperty.co.uk/