Heron Park

Darlington DL1 1DL

£115,000

Venture
PROPERTIES

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.

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.

34
34

Heron Park

Darlington DL1 1DL

x 2 x 1 x 1

- Residential Park for the Over 50's
- Open Plan Living / Kitchen Area
- Close to All Amenities & Transport Links
- Eastbourne Area of Darlington
- En-Suite
- Within Walking Distance to Shops
- Two Bedrooms
- Well Maintained Grounds
- Easy Access to Transport Links

In the Eastbourne area of Darlington, this charming lodge offers a delightful living experience tailored for those aged over 50. The property features a welcoming open plan living and kitchen area, perfect for both relaxation and entertaining. With two comfortable bedrooms and an en-suite, it provides ample space for residents or guests.

The well-maintained grounds surrounding the lodge enhance the tranquil atmosphere, making it an ideal retreat. Additionally, the property includes off street parking for your vehicle, ensuring easy access.

Situated close to all essential amenities, within walking distance to shops and transport links, this property allows for a lifestyle of ease and comfort. Whether you are looking to downsize or simply seeking a peaceful community, this lodge on Heron Drive presents a wonderful opportunity to enjoy a fulfilling life in a picturesque setting.

Hallway
Radiator.

Open Aspect Lounge / Kitchen Area
21'0 x 13'7 (6.40m x 4.14m)
Upvc sliding doors to rear and two windows to the side, electric fire in surround and radiator.
To the kitchen area with wall, base and drawer units, sink unit with mixer tap, five ring gas hob and oven, integrated washing machine and fridge freezer.

Bedroom One
13'7 x 8'0 (4.14m x 2.44m)
Upvc double glazed window to side, fitted wardrobes and radiator. Access to dressing room.

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

En-Suite Shower Room
Upvc double glazed obscure window to rear, shower cubicle, wash hand basin, 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.

Bathroom
Upvc double glazed window to side, panelled bath with shower over and screen, with wash hand basin, w.c and radiator.

Externally
A perfect outdoor area / veranda for seating and enjoying the fresh air. There are well maintained grounds and off street parking available.

Tenure

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size
Mobile coverage

EE
Vodafone
Three
O2
Broadband

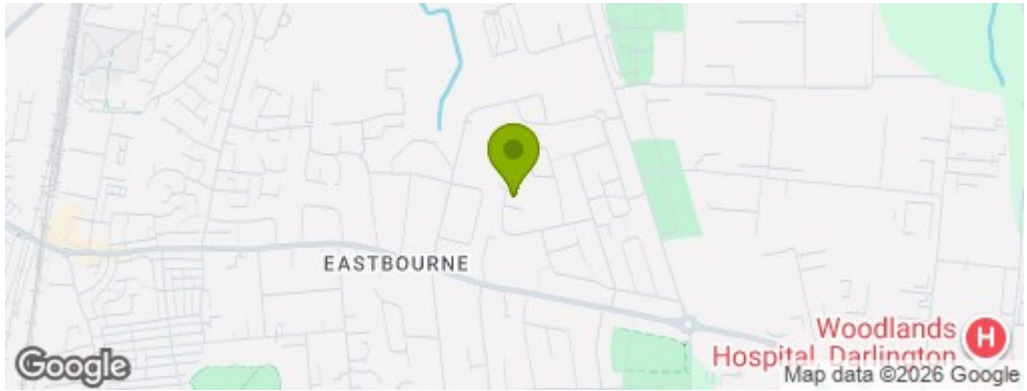
Basic
6 Mbps
Superfast
57 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

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 items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2026



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@ventureproperties uk.com