



## Heathfield Park

Darlington DL2 1LW

£210,000





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# Heathfield Park

Darlington DL2 1LW



- Three Bedroom Semi-Detached Property
- Garage & Off Street Parking
- EPC Rating C

- Sought After Middleton-St-George Location
- Enclosed Rear Garden
- Viewing Strongly Advised

- Village Surroundings
- Council Tax Band C
- Feature Summerhouse/Cabin to Rear

In the sought after Middleton St. George area of Darlington, this well-presented semi-detached house offers a delightful blend of comfort and style. With three spacious bedrooms, one with an en-suite, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

To the rear is an enclosed, split level garden with both lawn and patio areas. New wood built shed from Darlington Timber Sheds, which could be utilised as a summerhouse, with adjacent, sheltered seating area, perfect for outdoor dining.

For those with vehicles, the property offers off-street parking and a garage, a valuable asset in today's busy world. The surrounding area of Middleton St. George is known for its community spirit and accessibility, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This semi-detached house is not just a home; it is a lifestyle choice, offering both comfort and practicality in a sought-after location. Whether you are a first-time buyer or looking to upsize, this property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this charming house your new home.

## Entrance Hall

Upvc door to front, access to garage and radiator.

## Ground Floor Cloaks

Upvc double glazed obscure window to side, low level back to wall w.c, wash hand basin and radiator.

## Lounge/Diner

21'3 x 12'1 (6.48m x 3.68m)

Upvc double glazed window and double doors to rear, fireplace with inset fire, coving to ceiling and staircase to first floor landing. Open aspect to dining area.

## Kitchen

9'7 x 8'7 (2.92m x 2.62m)

Upvc double glazed window to front, fitted with wall, base and drawer units,

stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Integrated fridge freezer, dishwasher and space for a washing machine. There is also space for a small bistro style table.

## First Floor Landing

Storage cupboard and access to loft via drop down ladder.

## Bedroom One

11'11 x 10 (3.63m x 3.05m)

Upvc double glazed window to rear and radiator.

## En-Suite

Upvc double glazed obscure window to rear, shower cubicle, w.c, wash hand basin and heated towel rail.

## Bedroom Two

9'11 x 9'7 (3.02m x 2.92m)

Upvc double glazed window to front and radiator.

## Bedroom Three

11'4 x 7 (3.45m x 2.13m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen, w.c, wash hand basin and heated towel rail. Part tiled walls.

## Externally

To the front there is a low maintenance lawn area, off street parking for two vehicles, access to the garage and gated access to the rear.

To the rear is an enclosed, split level garden with both lawn and patio areas. New wood built shed from Darlington Timber Sheds, which could be utilised as a summerhouse, with adjacent, sheltered seating area, perfect for outdoor dining.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 1,151 ft<sup>2</sup> / 107 m<sup>2</sup>

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

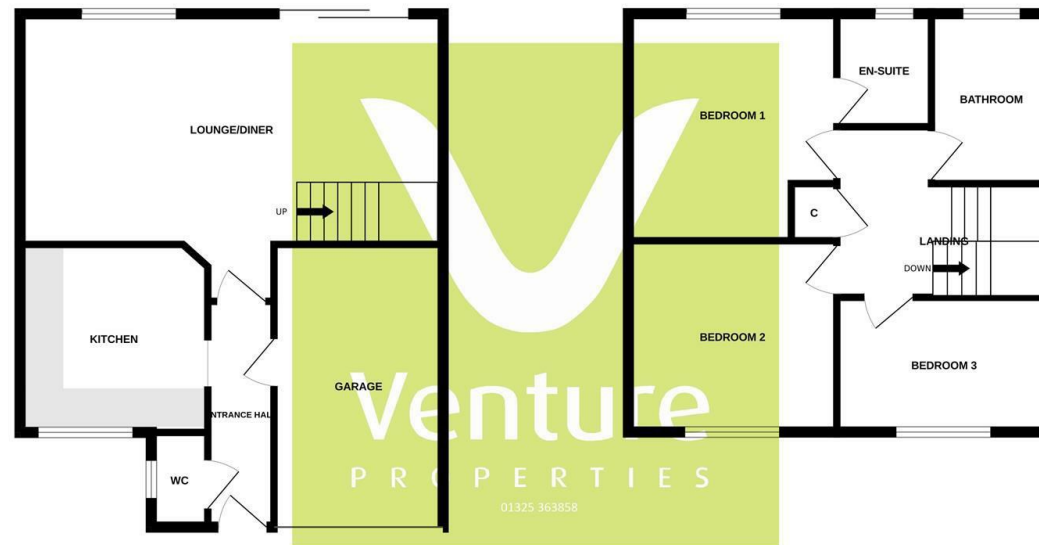
Virgin

## Note

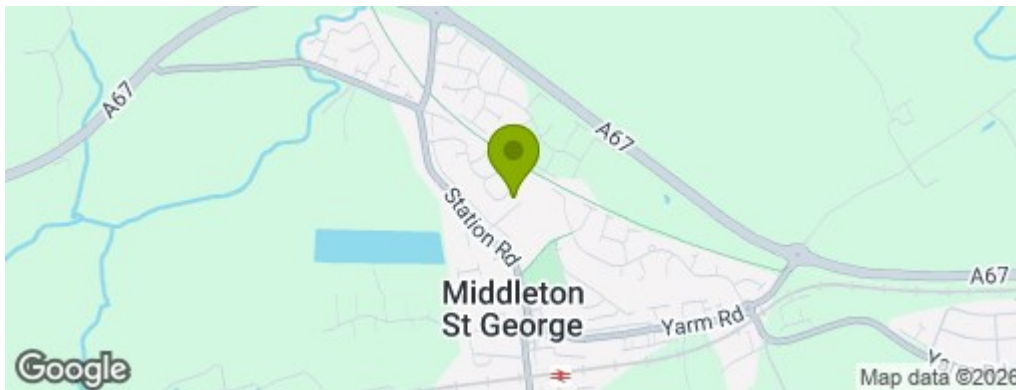
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GROUND FLOOR

1ST 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.  
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## Property Information

**01325 363858**

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