



Heathfield Park

Darlington DL2 1LN

£280,000





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.



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- Four Bedroom Detached Property
- Very Well Presented
- Easy Access to Travel Links and Amenities

- Sought After Middleton-St-George Area of Darlington
- Garden Room
- Viewing Highly Recommended

- Spacious Rooms Throughout
- Off Street Parking
- Council Tax Band E

Welcome to Heathfield Park, Middleton St. George, this stunning four-bedroom detached house offers a perfect blend of comfort and style. The property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining guests.

*****CHAIN FREE*****

The well-appointed kitchen and dining area is ideal for family gatherings, while the four generously sized bedrooms ensure that everyone has their own private retreat. Bedroom one boasts its own en-suite shower room, along with a family bathroom which is conveniently located to serve the needs of the household.

Externally, the property features beautifully maintained gardens to both the front and rear, creating a serene outdoor space for leisure and enjoyment. The block-paved driveway offers ample off-street parking, adding to the convenience of this lovely home.

Situated in a sought-after location, this property is perfect for families looking for a peaceful yet connected community. With local amenities and transport links nearby, it is an ideal choice for those seeking a balance of suburban living and accessibility.

We highly recommend viewing this exceptional property to fully appreciate its charm and potential. Don't miss the opportunity to make this house your home.

Entrance Hall

Upvc door to front and staircase to first floor landing.

Dining Room

171 x 80 (5.21m x 2.44m)

Upvc double glazed windows to front and side, coving to ceiling, ample space for a dining table and chairs and radiator.

Lounge

134 x 133 (4.06m x 4.04m)

Upvc double glazed windows to front and side, coving to ceiling, storage cupboard and radiator.

Garden Room

9' x 8' (2.74m x 2.44m)

Part wall, part Upvc with double doors to rear and a 100year guarantee for ground sinkage.

Kitchen / Diner

203 x 91 (6.17m x 2.77m)

Upvc double glazed window to rear, wall base and drawer units with contrasting worktops and new york style tiled splashbacks. Ceramic sink with mixer tap, integrated ring gas hob with extractor over and deep pan drawers. Eye level oven, space for a dishwasher and fridge freezer, spotlights to ceiling, radiator and French doors to rear. There is space for seating to the diner area of the open aspect room.

Utility Room

With space for a washing machine, radiator and door to side.

Ground Floor Cloaks

Upvc double glazed window to rear, wash hand basin, low level w.c, part tiled walls and radiator.

First Floor Landing

With airing cupboard and access to the loft.

Bedroom One

10'01 x 9'4 (3.07m x 2.84m)

Upvc double glazed window to front, fitted wardrobes, radiator and access to en-suite.

En-Suite

Upvc double glazed window to front, walk in shower cubicle, wash hand basin and low level back to wall w.c. Part tiled walls and heated towel rail.

Bedroom Two

9'5 x 9'3 (2.87m x 2.82m)

Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors, spotlights to ceiling and radiator.

Bedroom Three

10'3 x 8' (3.12m x 2.44m)

Upvc double glazed windows to front and side, storage cupboard and radiator.

Bedroom Four

8'9 x 8'8 (2.67m x 2.64m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath with shower over, wash hand basin, low level w.c, tiled walls and floor.

Externally

To the front is a generous driveway providing off street parking, lawned garden area with shrubs and plants. Gated access to rear.

The rear garden is laid to lawn with both decking and patio areas and a shed. Well stocked borders.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: E

Annual Price: £3,048

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,496 ft² / 139 m²

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

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

Heathfield Park

Approximate Gross Internal Area
1290 sq ft - 119 sq m



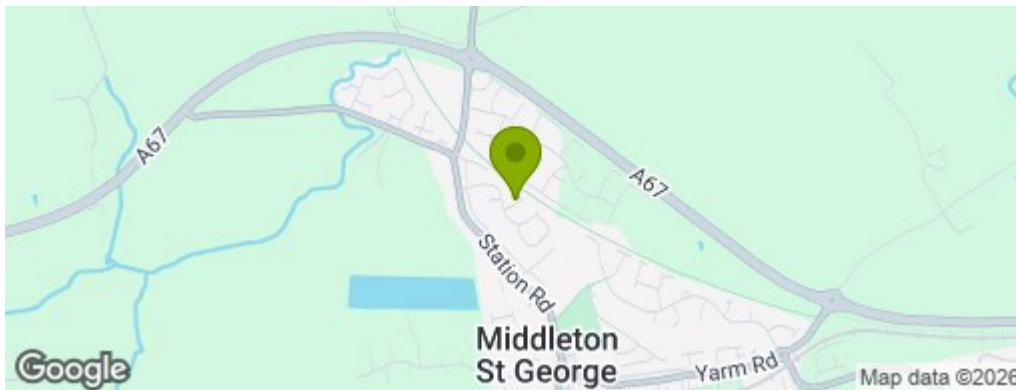
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Property Information

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