



VENTURE  
PLATINUM

Neasham Road | Darlington  
Asking Price £105,000



Venture Properties offer this immaculately presented two bedroom Park Home/Lodge to the market. The home is located within this exclusive development on the outskirts of Hurworth. Hurworth Springs is a fully 52 weeks of the year residential park for the over 45's and is a gated community.

In brief the accommodation comprises open plan living space with French doors opening onto a decked patio perfect to enjoy the summer sunshine, fully fitted kitchen with integrated appliances, and dining area, two bedrooms, one with en-suite shower room/WC and further shower room/WC. This beautiful home includes a driveway, garden shed and comes complete as seen.

Tenure - The property is to be purchased under the Mobile Home Act 1983. The buyer has the right to keep their home on the park indefinitely as long as fees are paid.

Site Fees: £3142 per annum (Water and drainage is included).

Council tax is additional (Darlington Borough Council Tax Band A)

New occupants will pay their own electricity supply and gas (LPG Bulk)

#### Hallway

With door to the side window to the side and radiator.

#### Open Plan Lounge/Dining /Kitchen 6.48m x 3.81m (21'03 x 12'06)

The lounge area has sliding doors leading onto the decking and two windows to each side elevation, fireplace and electric fire and radiators

#### Kitchen/Dining Area

The kitchen area is fitted with a range of wall, base and drawer units with shelving, contrasting work surfaces and splash backs, integrated washing machine, integrated dishwasher, integrated fridge and freezer, five ring range style oven. Two window to each side elevation and radiator.

#### Bedroom One 4.09m x 3.07m (13'05 x 10'01)

With window to the side, fixed bed with headboard, fitted wardrobes, dressing table and drawers.

#### En-suite

With a shower cubicle, low level w.c. and wash hand basin in vanity unit. heated towel rail and vinyl flooring.

#### Bedroom Two 2.72m x 2.26m (8'11 x 7'05)

With a window to the rear elevation. Fitted with two fixed single beds, wardrobes, drawers and spotlights.

#### Shower Room

With a shower cubicle, low level w.c. and wash hand basin in vanity unit. heated towel rail and vinyl flooring. Velux window.

#### Externally

There is a hard standing for car parking and well maintained lawned communal gardens with rockery areas.







#### 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

Council Tax Band

Band A

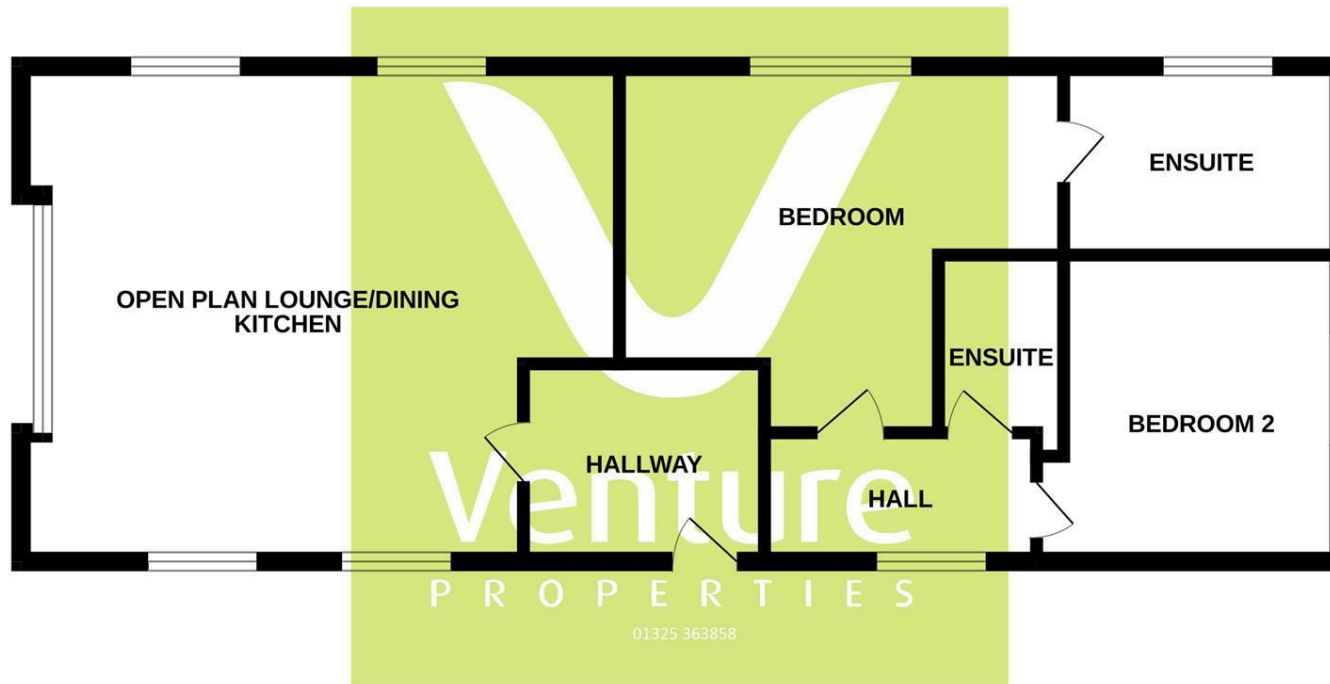
Tenure





# 7 Hurworth Springs Neasham Road | Darlington

## 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.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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