



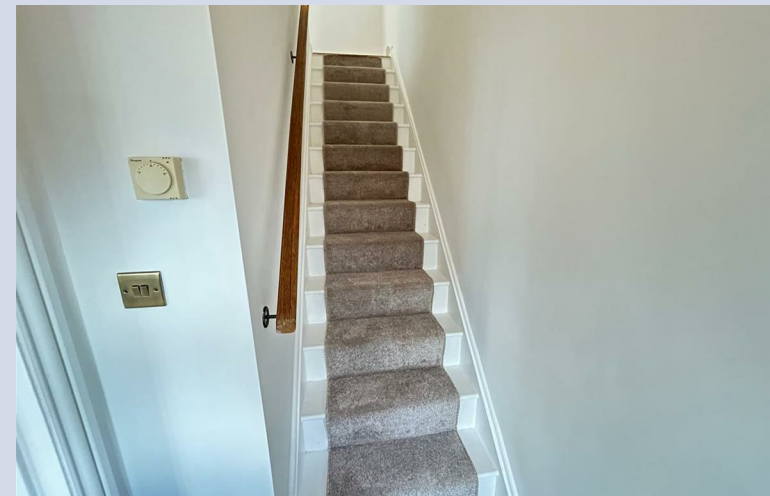
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Hopelands
Heighington Village, Newton Aycliffe, DL5 6PQ
£850 Per calendar month

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

*****LARGE SOUTH FACING REAR GARDEN ***** THREE bedroomed home offering spacious living accommodation within this picturesque village of Heighington with benefits include gas central heating PVC double glazing. To the ground floor there is an entrance hallway, a well appointed living room with multi-fuel stove, the kitchen/dining room is fitted with a range of units, also having useful under stair storage cupboard with the addition of French doors opening to the rear garden. To the first floor is a landing area, **THREE** good sized bedrooms two having built in cupboards and shower room/WC.

Externally to the front is a mature garden, while to the rear is a large **SOUTH FACING** rear garden with patio, and lawn, and well stocked borders and mature trees also having useful storage shed and potting shed.





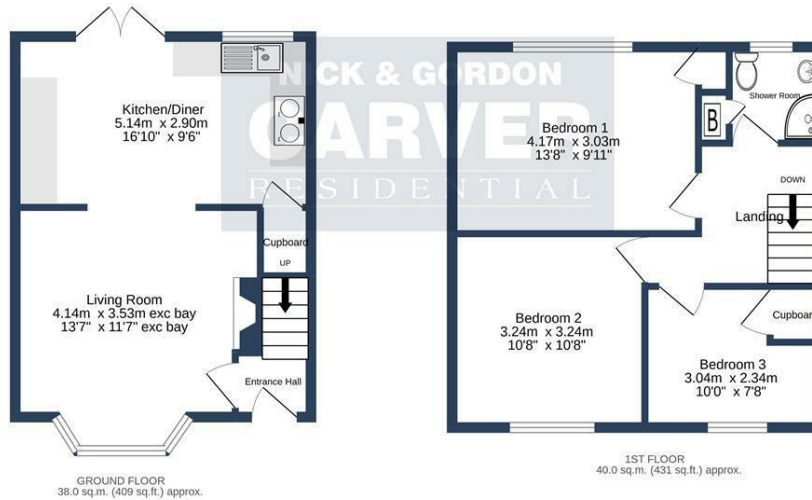
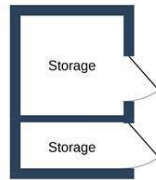
- Available now
- Log burning stove
- Popular village location
- Beautifully presented
- Large south facing rear garden
- Viewing advised

Deposit £895

Services: Gas central heating, mains electric, water and drainage.

Upvc Double glazing

Local Authority: Darlington Borough Council (Tax Band B)



HOPELANDS, HEIGHINGTON, DL5 6PQ.

TOTAL FLOOR AREA: 78.1 sq.m. (840 sq.ft.) approx.

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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| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 78 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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MAB 6202



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