



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

West Green

Heighington Village, Newton Aycliffe, DL5 6PE

Offers over £150,000

Cottage
2 Bedroom/s
1 Bathroom/s

Nestled in the charming village of Heighington, this delightful cottage offers a unique opportunity for those seeking a home with character and potential. Boasting picturesque views over the village green, this property is perfect for anyone looking to embrace village life while enjoying the tranquillity of the surrounding countryside.

The cottage features two spacious double bedrooms, providing ample accommodation for individuals or small families. The layout includes two reception rooms, which offer versatile living spaces that can be tailored to your needs, whether as a cosy lounge, a dining area, or a study. The property is offered for sale with no onward chain, allowing for a smooth and straightforward purchase process.

While the cottage does require some updating, it presents an excellent opportunity for buyers to put their personal stamp on the home. The front garden adds to the charm of the property, while the enclosed rear courtyard provides an outdoor space, with the advantage of three useful store sheds which do require some attention.





- NO ONWARD CHAIN
- COMPETITIVELY PRICED TO REFLECT SOME IMPROVEMENT WORKS
- TWO DOUBLE BEDROOMS
- WELL PLACED FOR EASE OF ACCESS TO THE A1M
- FRONT GARDEN

- VIEWS OVERLOOKING THE VILLAGE GREEN
- SUITED TO A VARIETY OF BUYERS
- TWO RECEPTION ROOMS
- REAR COURTYARD WITH USEFUL OUTBUILDING

GENERAL INFORMATION

Tenure: Freehold

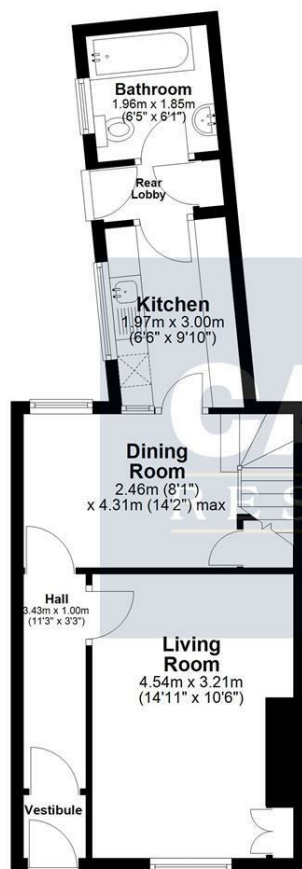
Services: mains gas central heating ,mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

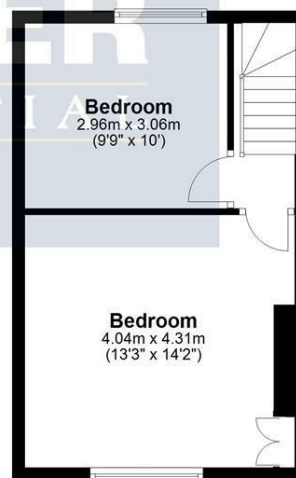
Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 72.2 sq. metres (777.2 sq. feet)
41 West Green, Heighington, Newton Aycliffe

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk