CARVERS

SALES & LETTINGS

West Green

Heighington, DL5 6PE

Offers in the region of £275,000

House - Semi-Detached

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A charming and substantial stone-built end terrace period property, beautifully positioned with fabulous open views across the village green.

This spacious home offers well-balanced accommodation, featuring two generous reception rooms, ideal for both relaxing and entertaining, along with a well-proportioned layout throughout that enhances its appeal as a comfortable family home.

To the first floor, there are three good-sized bedrooms, providing ample space for a growing family or those seeking additional flexibility for home working or guests.

Externally, the property truly stands out. The rear garden boasts an impressive stone-built barn/outbuilding, offering fantastic potential for a variety of uses. Whether incorporated into the main house to create additional living space or converted into a self-contained dwelling, the possibilities are exciting (subject to the necessary planning permissions). The current owner has already had plans drawn up for both options.

This is a unique opportunity to acquire a characterful period property in this award winning picturesque village.

- Stone built end terrace house with fabulous views across the village green
- Two generous reception rooms and a good size kitchen
- Useful outside space
- Well proportioned accommodation
- Three bedrooms and a bathroom
- Large barn in the rear ideal for conversion subject to relevant consents

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)
The property is situated in a conservation area

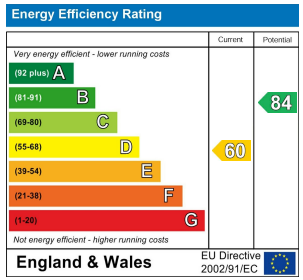
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property size taken from EPC
1302.00 sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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