CARVERS

SALES & LETTINGS

Millbank

Heighington Village, Darlington, DL5 6RF

Guide price £100,000

Cottage

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Located in the picturesque village of Heighington, this impressive stone-built cottage that exudes character and warmth. This delightful property is perfect for those seeking a home with both charm and modern convenience.

As you enter, you are welcomed into a well-appointed living and dining area, featuring a lovely fireplace that adds a touch of elegance and comfort. The open-plan kitchen and dining space is ideal for entertaining or enjoying family meals, making it the heart of the home.

The first floor boasts two inviting bedrooms, providing ample space for relaxation and rest. A contemporary shower room with a WC completes the upper level, ensuring that all modern amenities are at your fingertips. Also having the benefit of a front forecourt garden and wrought iron access gate
this period cottage is not only appealing for its aesthetic qualities but also for its practical location.

Heighington offers a range of local amenities, and the property is well-placed for easy access to the market towns of Darlington and Bishop Auckland, making it a convenient choice for commuters, this cottage is ready for you to move in and make it your own.

Whether you are a first-time buyer, a small family, or looking to downsize, or an investor this property will undoubtedly appeal to a variety of buyers. Embrace the charm and character of this fabulous cottage and discover your new home in this popular village.

- No onward chain
- Picturesque village location
- Well placed for amenities and ease of access to the surrounding market towns
- Fitted kitchen/diner with integrated appliances
- Contemporary shower room/WC
- Impressive stone built cottage
- Retains charm & character throughout
- Well appointed living room with fireplace
- First floor landing two bedrooms
- Suited to a variety of buyers

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

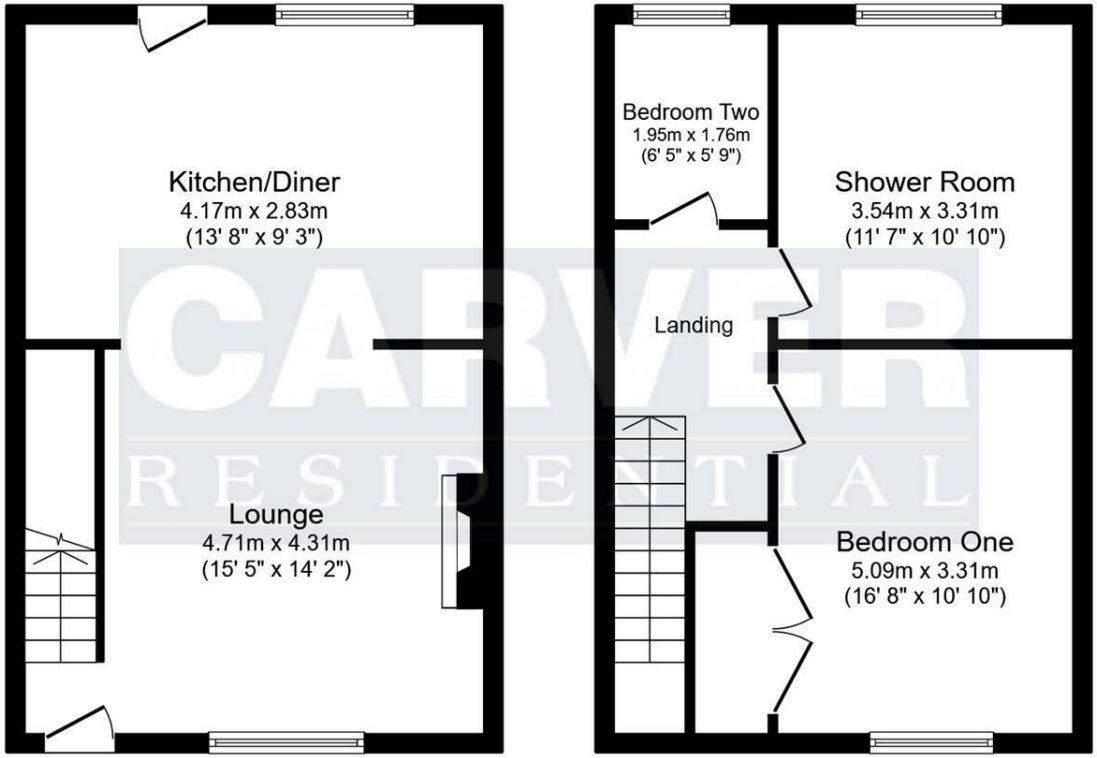
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

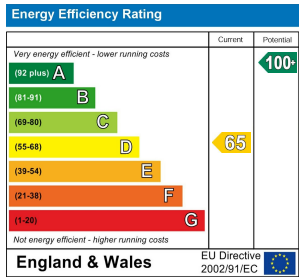
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GENERAL INFORMATION

Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing Buyers please note that the seller has pedestrian right of access to the rear to move her bins
Local Authority: Darlington Borough Council (Tax Banding A)





Property size taken from EPC
721.00 sq ft

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

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