



CARVERS
SALES & LETTINGS

St. Michaels Crescent
Heighington Village, Newton Aycliffe, DL5 6RJ
Guide price £295,000

House - Detached



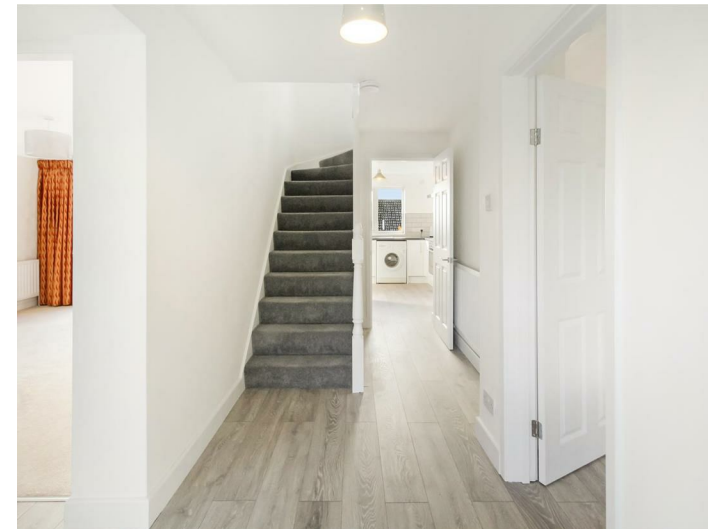
A newly refurbished and generously proportioned four-bedroom family home, offering well-balanced accommodation and a thoughtful layout suited to the demands of modern family living, set within the sought-after village of Heighington.

St Michaels Crescent is a quiet residential setting, ideally placed for families, with local shops, well-regarded schools and a range of traditional village amenities all within easy reach. The village itself offers a strong sense of community, making it an appealing choice for those looking to settle in a well-established village setting.

The property has been refurbished throughout, creating a fresh and inviting home with plenty of space for both everyday living and entertaining. The ground floor offers two reception rooms, providing flexibility for a formal sitting room, a family lounge or a dedicated home office, alongside an open-plan kitchen and dining area that forms the natural hub of the home. A ground floor WC adds further practicality.

To the first floor, four well-proportioned bedrooms are served by a family bathroom, with the rear bedrooms enjoying pleasant open views beyond the garden. The accommodation offers flexibility for growing families, visiting guests or those requiring additional workspace.

Externally, the south-west facing rear garden benefits from afternoon and evening sunshine, providing an attractive space for outdoor dining, entertaining and family life. Off-street parking and a garage offer useful additional storage and day-to-day convenience, while the neighbouring play park is a particular advantage for families with younger children.



- Newly refurbished family home
- Countryside views
- Garage
- No onward chain
- Off-street parking
- Next to playing field

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

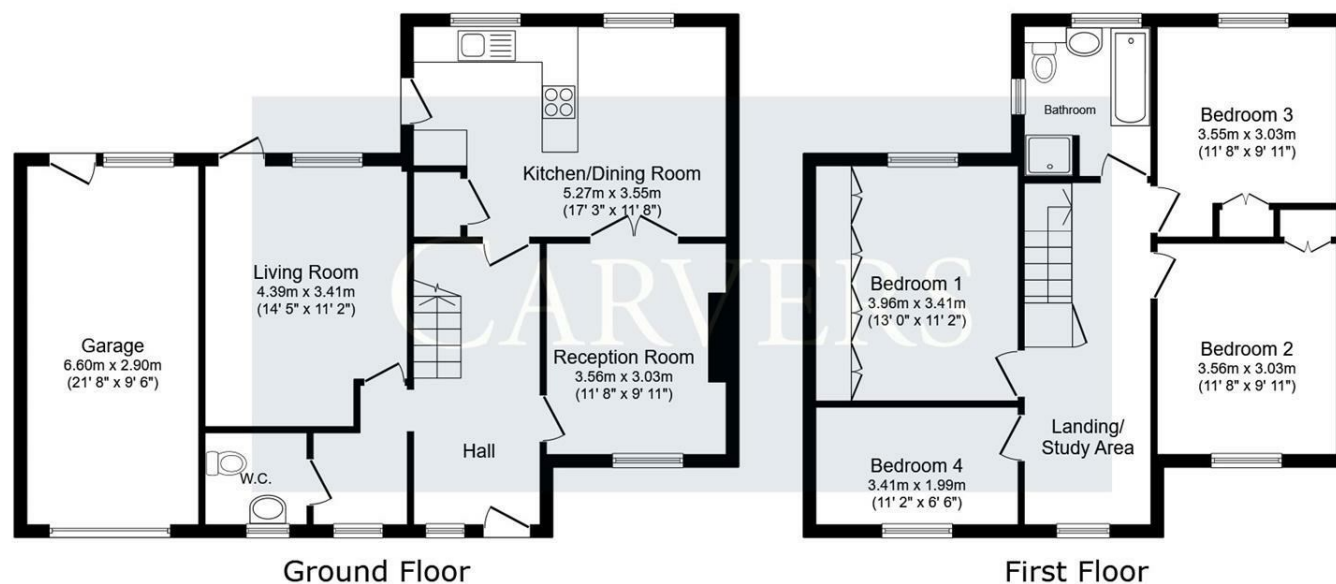
Buyers Identification Checks

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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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Property size taken from EPC
1280.00 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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