



CARVERS
SALES & LETTINGS

Hopelands
Heighington Village, DL5 6PQ
Guide price £160,000

House - Terraced



A wonderful example of a quaint village home, situated in the heart of the ever-popular village of Heighington, this charming property is perfectly suited to first-time buyers, investors and those looking to downsize.

Once crowned the "Perfect Village" by the BBC, Heighington is a thriving and welcoming community, offering an excellent range of local amenities including traditional pubs, a village shop, highly regarded schools and picturesque walks, all centred around its idyllic village green. Its strong sense of community and convenient access to nearby Darlington make it one of the area's most sought-after village locations.

Number 24 Hopelands enjoys both front and rear gardens, providing pleasant outdoor spaces to relax or entertain. Inside, the property offers a bright dual-aspect living and dining area, two well-proportioned bedrooms and a family bathroom. While well maintained, the home would benefit from some cosmetic updating, presenting an exciting opportunity for buyers to modernise and personalise the accommodation to their own tastes and requirements. Offering plenty of potential, this delightful home combines village charm with the chance to create a space that truly feels your own.



- Voted the perfect village by the BBC
- Situated within walking distance of the village green, shops, pubs and schools
- Front and back gardens
- Village location with transport links to Darlington and surrounding areas

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Boiler situated in the loft - serviced 2026

Local Authority: Darlington Borough Council (Tax Banding B)

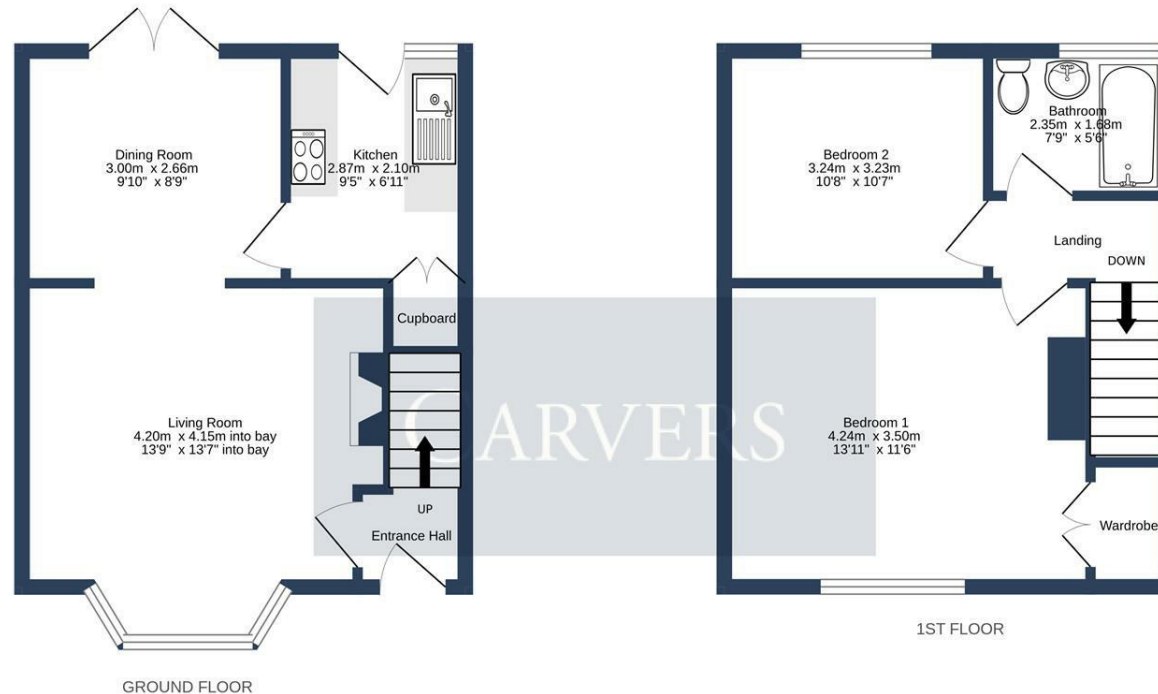
Buyers Identification Checks

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

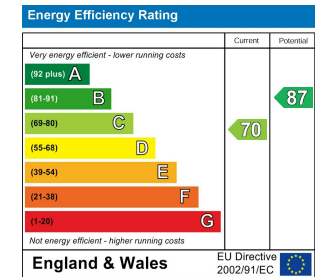
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





HOPELANDS, HEIGHINGTON VILLAGE. DL5 6PQ.

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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Property size taken from EPC
710.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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