



CARVERS

SALES & LETTINGS

Church View

Heighington, DL5 6PN

Offers over £225,000

House - Terraced



A stunning Victorian terraced property in the heart of the highly regarded Heighington Village. This beautiful three-bedroom home offers accommodation arranged over three floors, with the entire second floor dedicated to the principal bedroom with en-suite. Offering a wonderful sense of privacy and quiet, this versatile space could also lend itself perfectly to a home office, studio or peaceful retreat.

The two further bedrooms are found on the first floor and are served by a beautiful family bathroom, complete with a feature roll-top bath. The property has retained and restored a wealth of original features, including gorgeous fireplaces, high ceilings and deep bay windows. The impressive full-length living/dining room leads through to a useful galley-style kitchen, which is flooded with natural light from the skylight.

Externally, the property benefits from a quaint courtyard, providing useful storage and leading to a raised terrace, perfect for enjoying the evening sun.



- Stunning Victorian property
- Rear courtyard
- Popular village location
- Principle bedroom with en-suite
- Open plan living/ dining room

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

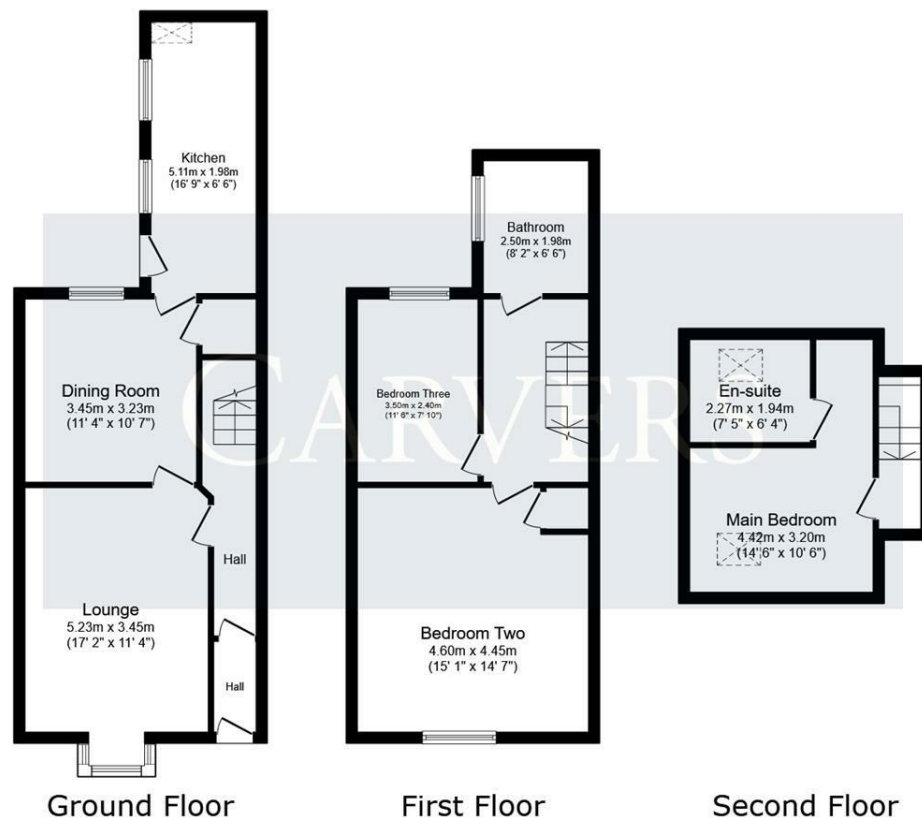
Buyers Identification Checks

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1130.00 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

Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: mortgageadvicebureau.com/carvers



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may 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.



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.