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West Green

Heighington Village, Newton Aycliffe, DL5 6PE

Offers over £140,000

Cottage
2 Bedroom/s
1 Bathroom/s

Nestled in the charming village of Heighington, this delightful cottage offers a unique opportunity for those seeking a home with character and potential. Boasting picturesque views over the village green, this property is perfect for anyone looking to embrace village life while enjoying the tranquillity of the surrounding countryside.

The cottage features two spacious double bedrooms, providing ample accommodation for individuals or small families. The layout includes two reception rooms, which offer versatile living spaces that can be tailored to your needs, whether as a cosy lounge, a dining area, or a study. The property is offered for sale with no onward chain, allowing for a smooth and straightforward purchase process.

While the cottage does require some updating, it presents an excellent opportunity for buyers to put their personal stamp on the home. The front garden adds to the charm of the property, while the enclosed rear courtyard provides an outdoor space, with the advantage of three useful store sheds which do require some attention.





- NO ONWARD CHAIN
- COMPETETIVELY PRICED TO REFLECT SOME IMPROVEMENT WORKS
- TWO DOUBLE BEDROOMS
- WELL PLACED FOR EASE OF ACCESS TO THE A1M
- FRONT GARDEN
- VIEWS OVERLOOKING THE VILLAGE GREEN
- SUITED TO A VARIETY OF BUYERS
- TWO RECEPTION ROOMS
- REAR COURTYARD WITH USEFUL OUTBUILDING

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

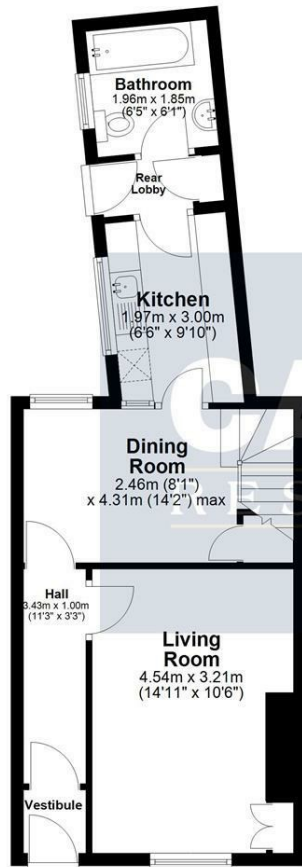
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.

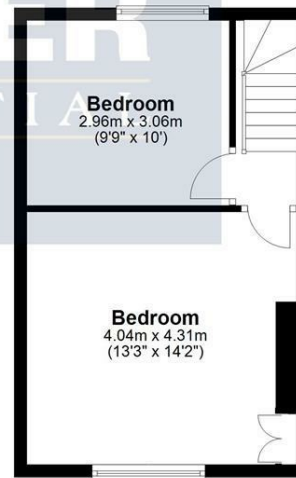
Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 72.2 sq. metres (777.2 sq. feet)
41 West Green, Heighington, Newton Aycliffe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 

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There will 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

MAB 6202



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