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Millbank  
Heighington Village, Darlington, DL5 6RF

**Offers in the region of £140,000**

Cottage  
2 Bedroom/s  
1 Bathroom/s

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.





- 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

#### **GENERAL INFORMATION**

Tenure: Freehold

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

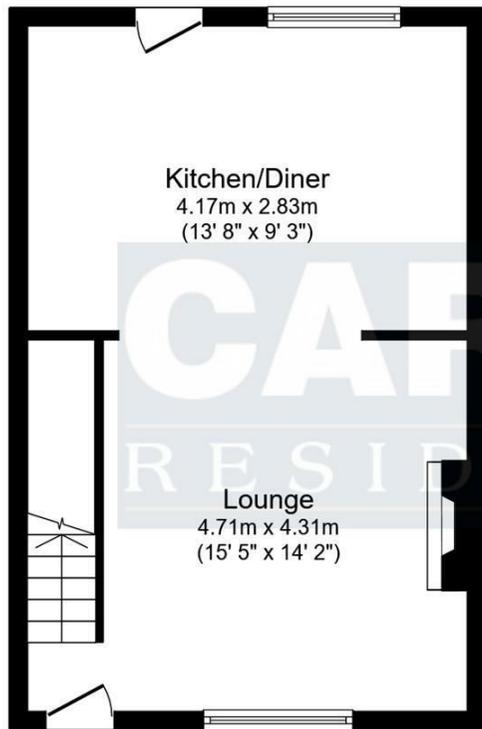
Double glazing Buyers please note that the seller has pedestrian right of access to the rear to move her bins  
Local Authority: Darlington Borough Council (Tax Banding A)

#### **Buyers Identification Checks**

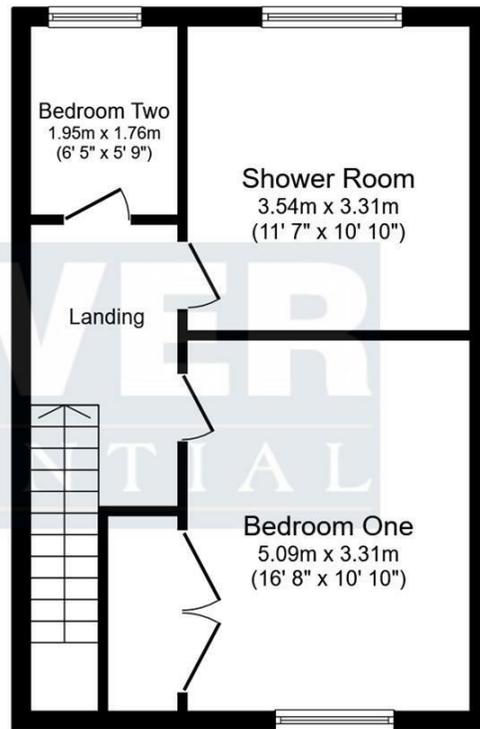
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

#### **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. conservatory, garage)



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area 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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MAB 6202



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