



Darlington Road, Heighington Village  
Newton Aycliffe



Offers Over £200,000



## 6 Darlington Road

Heighington Village, Newton Aycliffe

Beautifully Presented & Deceptively Spacious 2-Bedroom End-Terraced Home in Desirable Heighington

Nestled in a prime location within the sought-after village of Heighington, this charming and deceptively spacious two-bedroom end-terraced property offers a perfect blend of character and modern living.

Stepping inside, you are welcomed by an entrance vestibule and hallway, leading to a stunning open-plan lounge and dining area, ideal for both relaxation and entertaining. The well-appointed kitchen provides ample storage and workspace. Upstairs, two generously sized double bedrooms and a modern bathroom offer comfort and style. Adding to the appeal, the property boasts a versatile attic room, perfect as a home office, hobby space, or additional storage.

Externally, the south-facing terrace provides a lovely sun-filled retreat, ideal for enjoying a morning coffee or evening drinks. The terrace also benefits from useful outdoor storage, offering a practical solution for garden furniture, bikes, or other belongings.

Positioned in the heart of Heighington, this home is within easy reach of local amenities, excellent transport links, and picturesque countryside walks. A fantastic opportunity for first-time buyers, families, or investors alike.

**Viewing is highly recommended!**

Council Tax band: B

Tenure: Freehold

- Spacious Two Bed End Terrace
- Desirable Heighington Village Area



#### Entry

3'5" x 3'2" (1.05 x 0.97 m)

#### Hallway

9'7" x 3'2" (2.94 x 0.96 m)

#### Lounge

13'1" x 12'3" (4.00 x 3.74 m)

#### Dining room

10'9" x 12'5" (3.30 x 3.79 m)

#### Kitchen

12'6" x 6'8" (3.76 x 2.04 m) 6'9" x 5'9" (2.03 x 1.75 m)

#### Landing

6'6" x 2'8" (2.00 x 0.83 m) 2'7" x 5'6" (0.79 x 1.69 m)

#### Bathroom

12'2" x 6'6" (3.71 x 2.00 m)

#### Bedroom 1

10'9" x 15'10" (3.29 x 4.83 m)

#### Bedroom 2

10'9" x 11'1" (3.28 x 3.38 m)

#### Attic

11'5" x 15'7" (3.50 x 4.79 m)





FRONT GARDEN

REAR GARDEN



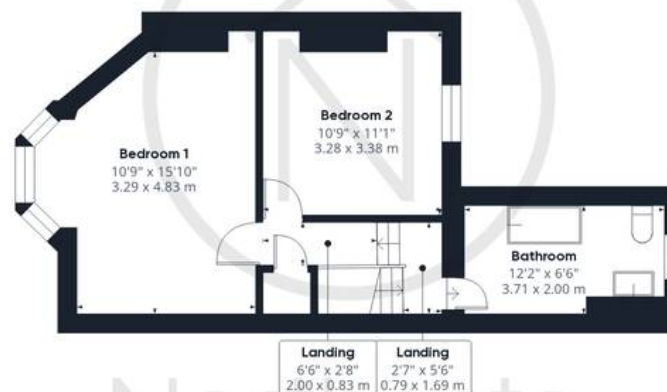






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Ground Floor



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Floor 1



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Floor 2



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**Approximate total area<sup>(1)</sup>**

1059.9 ft<sup>2</sup>

98.47 m<sup>2</sup>

**Reduced headroom**

140.18 ft<sup>2</sup>

13.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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