



## 21 Millbank

| Heighington Village | DL5 6RY

Offers over £195,000

We are pleased to present this three-bedroom, period mid-terrace property located in Newton Aycliffe.

The property consists of – Living Room, Dining Room, Kitchen, Three bedrooms and a Bathroom.

This property offers characterful accommodation and is situated in a sought-after village location with good, local schools, two rail stations under 2 miles away, public transport routes close by and easy access to the A1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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## Living Room

15'10" x 14'11"

The living room is a good size with a front aspect view, carpeted flooring and a feature fireplace with a wood-burning stove. Double doors open into the separate dining room.

## Dining Room

15'8" x 10'0"

The dining room is equally spacious with in-built storage, carpeted flooring and easy access to the kitchen for serving straight to the dining table. French doors open from the dining room to the garden creating a good social space

## Kitchen

11'7" x 7'7"

The modern kitchen offers sleek, gloss wall and base cabinets with coordinating worktops, feature wall tiling and laminate flooring. There are integrated appliances and there is also space below the worktops for additional appliances

## Bedroom

14'10" x 9'10"

This double bedroom is spacious with in-built storage, carpeted flooring and a front aspect view.

## Bedroom

14'10" x 6'8"

A second, good-sized bedroom which is front-facing and has carpeted flooring

## Bedroom

11'7" x 7'7"

This well-proportioned bedroom offers carpeted flooring and garden views.

## Bathroom

10'5" x 9'9"

This is a large bathroom with a white, three-piece bathroom suite and walk-in shower enclosure.

## Garden

This impressive, period property opens from Millbank into the entrance lobby. The enclosed rear garden is attractive and spacious and comprises a shingle seating area from the French doors leading to steps with a balustrade to the raised lawn space. A second, paved seating terrace is surrounded by sleeper beds bordering stocked flower beds and there is a garden gate at the end of the garden.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

