



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

East Green  
Heighington Village, Newton Aycliffe, DL5 6PP  
**Offers in the region of £170,000**

Cottage  
3 Bedroom/s  
1 Bathroom/s

A quaint cottage with a homely feel in this extremely picturesque and desirable rural village. Heighington Village is located amongst some stunning countryside and also benefits from two excellent Pubs, village shop, takeaway and highly regarded primary school. The property briefly comprises entrance porch, dining/reception room with open fire and open plan aspect into the living room. The kitchen and rear porch is to the rear of the property and has stairwell leading to the first floor landing which gives access to two double bedrooms and bathroom. There are further stairs leading to the third bedroom. Please note, one of the bedrooms has reduced ceiling height to allow for the third bedroom upon the top floor. Externally there is a front forecourt garden and to the rear there is a right of access over neighbouring rear courtyard.





- COSY COTTAGE IN RURAL VILLAGE
- TWO PUBS AND SHOP NEARBY
- DOUBLE FRONTED COTTAGE
- NEAR TO STUNNING COUNTRYSIDE
- BUS ROUTE TO DARLINGTON

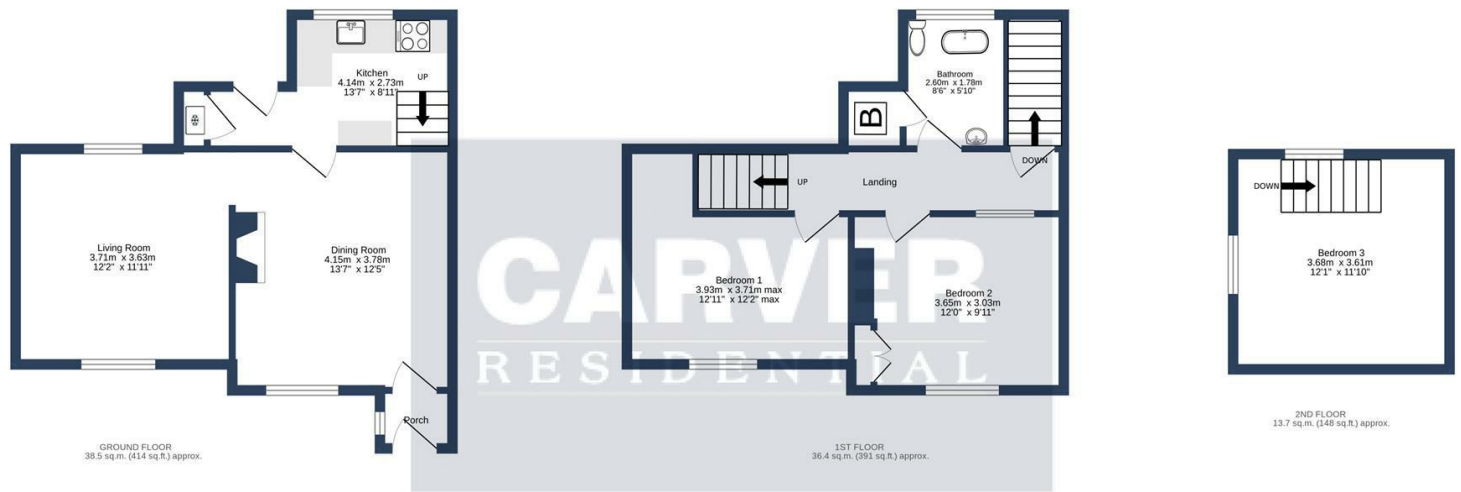
**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding \*)



**CARVER**  
RESIDENTIAL

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

EAST GREEN, HEIGHINGTON, DL5 6PP.

TOTAL FLOOR AREA : 88.6 sq.m. (953 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



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



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
sales@carvergroup.co.uk

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
aycliffe@carvergroup.co.uk

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
northallerton@carvergroup.co.uk