



How would you like a brand new bungalow?

Literally, this is what we have on offer in the beautiful village of Heighington, "A brand new bungalow" everything in this property has been done, EVERYTHING!

This delightful detached bungalow on Garthlands offers a brand new interior, comfort and convenience of all new fittings, they still have cellophane and stickers on! With two well-proportioned bedrooms, this property is ideal for downsizers, couples, or those seeking a peaceful retirement retreat.

The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests, flowing through to the garden room over looking the large private rear garden. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting home. The bungalow also features a well-appointed brand new bathroom, ensuring all your essential needs are met.

A standout features of this property is the ample parking space, accommodating up to three vehicles, a rare find in such a tranquil setting. Heighington is known for its friendly community and picturesque surroundings, making it an excellent choice for those who appreciate a village lifestyle while still being close to the amenities.

This bungalow presents a wonderful opportunity for anyone looking to enjoy the benefits of single-storey living in a serene environment with all the work done, simply move in, relax. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.

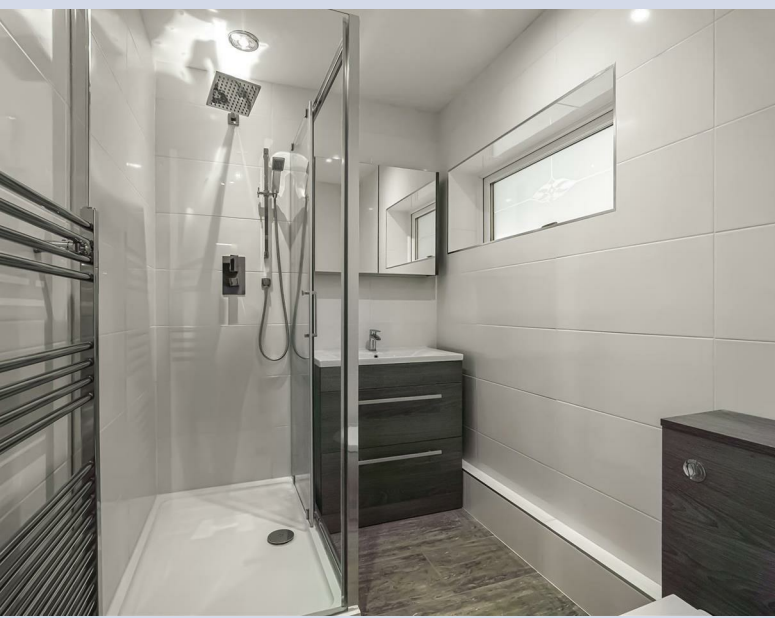




- Fully renovated Bungalow, it's literally a brand new home!
- 2 Spacious Bedrooms complete with brand new Built in robes
- Single garage plus off street parking
- Close to Heighington center and amenities
- Huge Lounge, with Garden room to the rear
- Family bathroom
- Large private garden to the rear

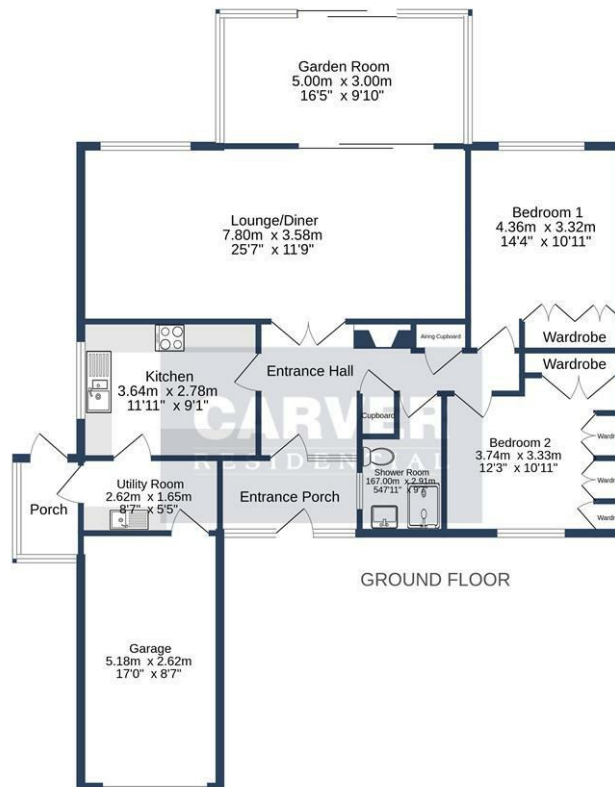
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)

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

GARTHLANDS, HEIGHINGTON, DL5 6RE.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		73
49-54 E		62
35-48 F		
1-34 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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MAB 6202



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