



**\*\*VIRTUAL TOUR AVAILABLE\*\***

**\*\* HIGHLY SOUGHT AFTER VILLAGE LOCATION \*\* \*\* DECEPTIVELY SPACIOUS \*\***

**\*\* COURTYARD and GARDEN \*\* \*\* NO ONWARD CHAIN \*\***

**\*\* VIEWINGS STRONGLY RECOMMENDED \*\* \*\* DELIGHTFUL STONE BUILT COTTAGE \*\***

We have pleasure in marketing this versatile, stone built three bedroom cottage providing excellent family living accommodation including two bedrooms to the ground floor and a generous double bedroom to the first floor.

Nicely positioned on an elevated site in this picturesque village where one can walk for miles and enjoy scenic beauty, or simply relax and unwind in the private courtyard or rear garden. In our opinion it will appeal to a variety of buyers, the size and versatility would suit a family along with those buyers looking for living and bedroom accommodation on one floor. In addition to the bedrooms there are two good size reception rooms, perfect to entertain family and friends. Nicely appointed kitchen with Oak work surfaces and ample units. There are some fantastic features including exposed wood flooring and traditional fire places, along with double glazing and gas central heating via Baxi Combi boiler.

Please Note: Council tax band B. EPC band E. Freehold basis.

Please contact Smith & Friends to arrange a viewing

**Snackgate Lane, Heighington, DL5 6RG**

**3 Bed - Cottage**

**Offers In The Region Of £240,000**

**EPC Rating: E**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Snackgate Lane, Heighington, DL5 6RG



## GROUND FLOOR

Entrance vestibule, hallway, principal reception room to the front with feature fireplace and solid wood flooring. Separate dining room ideal for entertaining with exposed wood flooring and an open spindle balustrade leading to the first floor. Through the dining room takes you to a nicely appointed kitchen with a range of wall and base units, Oak work surfaces, Belfast sink unit with mixer tap, cooker point, tiled flooring and door leading to rear courtyard. Ground floor bathroom with white suite comprising of a panelled bath with overhead shower, basin and w.c. There are two good sized bedrooms to the ground floor with solid wood flooring, the front bedroom enjoying a bay window flooding the room with a natural light.



## FIRST FLOOR

Large well presented bedroom with two Velux windows, ample eaves storage and cupboard housing the boiler.



## EXTERNALLY

Pleasant forecourt style garden to the front. Enclosed, paved courtyard to the rear having that sense of privacy, which is so often sought but, not often found. The courtyard has gated access to a separate mature garden which, in our opinion, has excellent potential.

## ENTRANCE VESTIBULE

## HALLWAY

## RECEPTION ROOM

14'0" x 10'5" (4.27m x 3.19m)

## SEPARATE DINING ROOM

14'5" x 11'2" (4.41m x 3.42m)

## KITCHEN

7'4" x 14'8" (2.26m x 4.49m)

## GROUND FLOOR BATHROOM

7'4" x 6'0" (2.26m x 1.83m)

## BEDROOM

14'9" x 10'7" (4.52m x 3.24m)

## BEDROOM

10'4" x 10'6" (3.16m x 3.21m)

## FIRST FLOOR

## BEDROOM

21'0" x 18'0" (6.42m x 5.49m)

## FRONT EXTERNAL

## REAR GARDEN



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# Snackgate Lane, Heighington, DL5 6RG

**Snackgate Lane**  
Approximate Gross Internal Area  
1195 sq ft - 111 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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