



**** LARGE GARDEN circa 0.12acre PLOT ****
**** PICTURESQUE VILLAGE LOCATION ** ** HUGE POTENTIAL ****
**** IDEAL FAMILY HOME ** ** VIEWINGS STRONGLY RECOMMENDED ****
**** VIRTUAL TOUR AVAILABLE ****

Fabulous potential for this deceptively spacious three bedroom detached property pleasantly positioned in this highly sought-after rural village. One can walk for miles and enjoy scenic beauty but, can also reach the A1(M) within a short drive which links the North and South. The home commands an excellent plot which, in our opinion, would lend itself to a further extension to the rear, subject to the relevant consent and planning permission.

It is nicely set back within its own grounds, giving a fabulous first impression, whilst internally there is light and airy accommodation throughout. It is in need of some updating which has been reflected within the asking price however, viewings come strongly recommended at your earliest opportunity. There is gas central heating, generous parking, larger than average garage and it is brought to the market with NO ONWARD CHAIN. This is a welcoming home with well proportioned rooms which will certainly appeal to a variety of buyers.

Please Note: Council tax band D. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Millbank, Heighington Village, Newton

Aycliffe, DL5 6RF

3 Bed - House - Detached

Offers Over £250,000

EPC Rating: D

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Millbank, Heighington Village, Newton Aycliffe, DL5 6RF



GROUND FLOOR

Useful entrance porch, light and airy hallway with stairs to first floor. Sizeable lounge diner measuring approximately 25' in length, which is an ideal entertaining space. Lounge area overlooking the front garden, dining area to the rear with a sliding patio door to a sunroom extension which is fully uPVC double glazed, enjoying those rear garden views. Fitted kitchen providing a range of units with laminate work surfaces, incorporating a sink unit with mixer tap, two windows allowing ample natural light, gas hob, cooker hood, single oven and plumbing for a washing machine. Gas boiler and there is a serving hatch to the dining area.



FIRST FLOOR

Landing with window to the side elevation and hatch with fitted ladder allowing loft access. Three good size bedrooms, two doubles and a single, the second bedroom enjoying fitted wardrobes. To complete the accommodation is a well-equipped bathroom with white suite comprising panelled bath with shower attachment over, basin, w.c. and cupboard housing the domestic hot water cylinder.



EXTERNALLY

A nicely appointed house setback within its own grounds, a generous lawned garden to the front with borders and a hard surface driveway allowing parking for multiple vehicles running to the left-hand side of the property to a garage for further secure parking or storage with up and over door, lighting, power and pedestrian door to garden. The rear garden is a 'must view' considered an excellent size, ideal for entertaining during those warmer months. It has fantastic potential, currently laid to lawn with mature borders and a paved patio area ideal for al-fresco dining.



ENTRANCE PORCH

HALLWAY

LOUNGE/DINER

10'11" x 25'8" (3.35m x 7.83m)

SUN ROOM

9'8" x 6'5" (2.97m x 1.96m)

KITCHEN

7'2" x 13'6" (2.20m x 4.14m)

FIRST FLOOR LANDING

BEDROOM

11'1" x 12'11" (3.38m x 3.95m)

BEDROOM

11'1" x 12'7" (3.38m x 3.86m)

BEDROOM

7'6" x 7'3" (2.31m x 2.22m)

BATHROOM/W.C.

7'2" x 7'9" (2.20m x 2.38m)

FRONT EXTERNAL

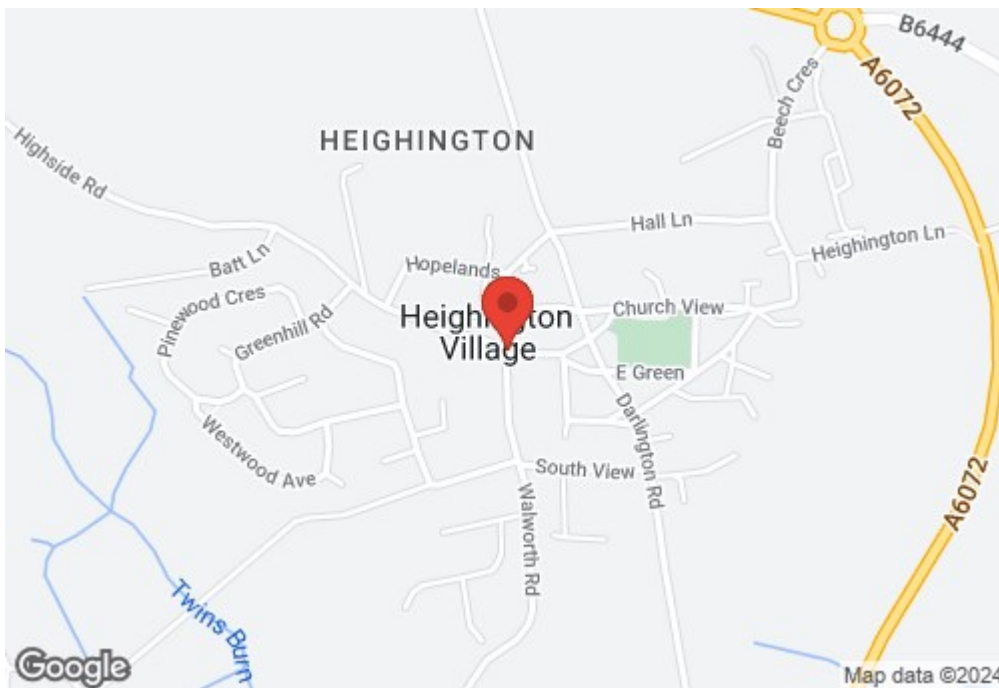
REAR GARDEN

GARAGE



Millbank, Heighington Village, Newton Aycliffe, DL5 6RF

11'7" x 16'0" (3.54m x 4.89m)



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6RF

Lynholme

Approximate Gross Internal Area
1238 sq ft - 115 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		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3

7RX

01325 484440

darlington@smith-and-friends.co.uk



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