



**** VIRTUAL TOUR AVAILABLE ****

**** PICTURESQUE HEIGHINGTON VILLAGE *** LARGER THAN AVERAGE SEMI DETACHED ****

**** LOVELY GARDEN ROOM EXTENSION *** VIEWINGS STRONGLY RECOMMENDED ****

Smith & Friends Estate Agents have pleasure in marketing this well cared for and maintained three bedroom semi detached property located on this peaceful cul-de-sac in this lovely rural village. One can walk for miles and enjoy scenic beauty, or simply relax and unwind in the well tended rear garden.

The home benefits from uPVC double glazing, gas central heating via a Worcester combi boiler and the home is brought to the market with NO ONWARD CHAIN. The through lounge dining area is perfect to maximise on family time, whilst the garden room extension adds further living accommodation. The garage has been thoughtfully converted to allow storage to the front and useful utility room to the rear. This home has so much to offer both inside and out and we anticipate demand to be high with early viewings strongly recommended at your earliest opportunity.

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

Burnbeck Place, Heighington Village, DL5

6RW

3 Bed - House - Semi-Detached

O.I.R.O £230,000

EPC Rating: D

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Burnbeck Place, Heighington Village, DL5 6RW



GROUND FLOOR

Entrance hall with uPVC front door and opaque side windows. Principal reception room to the front with feature fireplace with attractive flame effect gas fire. Useful under stair storage cupboard and pleasant open aspect from the seating area to the dining area which is ideal for entertaining. The fitted kitchen provides a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit, electric ceramic hob, extractor hood and single oven. Former garage now a useful storage area and generous utility room which leads nicely to the garden room extension which is fully uPVC double glazed featuring power points and French doors to the garden.



FIRST FLOOR

Landing with linen cupboard, featuring a small central heating radiator. Three excellent size bedrooms perfect for a family, the master with a generous storage cupboard and built-in wardrobe. Completing the first floor accommodation is a lovely re-furnished bathroom with Jacuzzi bath with overhead shower, vanity wash hand basin, w.c., fully tiled walls and hatch allowing loft access.



EXTERNALLY

The home enjoys a nice plot on this choice cul-de-sac with well maintained gardens to both front and rear. There is an open lawn garden to the front with borders and a hard surface driveway allowing parking for two vehicles. Pedestrian side access to the good size rear garden, ideal for those warmer months which has been laid to lawn.



ENTRANCE HALL

LOUNGE

12'8" x 14'1" (3.88m x 4.31m)

DINING AREA

7'10" x 9'7" (2.40m x 2.94m)

KITCHEN

7'9" x 9'1" (2.38m x 2.79m)

GARDEN ROOM

9'8" x 10'6" (2.96m x 3.21m)

FIRST FLOOR LANDING

BEDROOM

12'9" x 10'6" (3.91m x 3.21m)

BEDROOM

10'1" x 10'8" (3.09m x 3.27m)

BEDROOM

9'4" x 11'0" (2.87m x 3.37m)

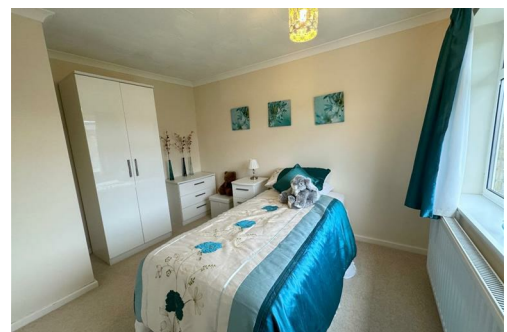
BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

GARAGE/UTILITY ROOM

10'1" x 8'2" (3.08m x 2.50m)



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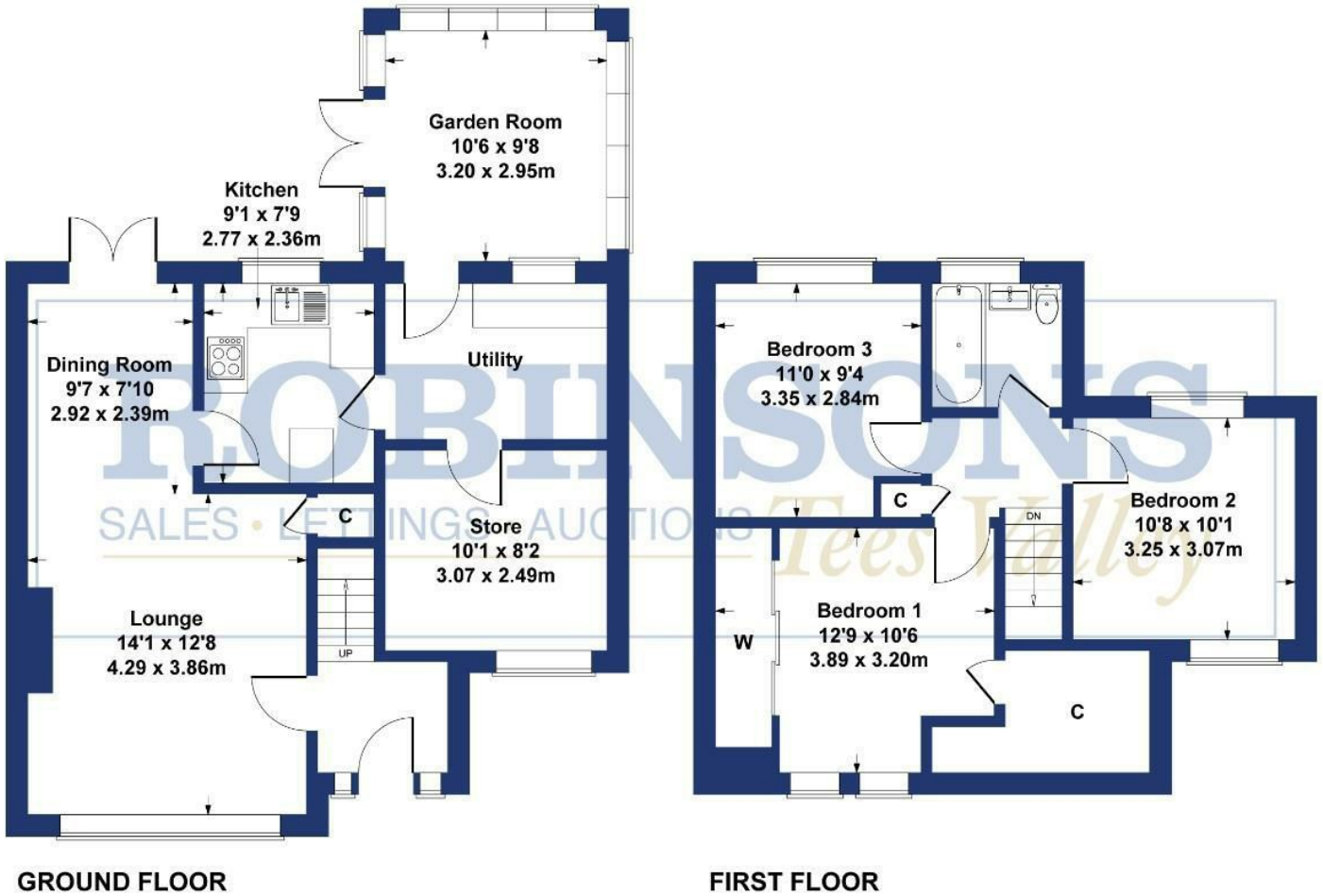


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Burnbeck Place

Approximate Gross Internal Area
1167 sq ft - 108 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.

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	77
EU Directive 2002/91/EC			

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