



Smith and Friends are now in receipt of an offer for the sum of £90,000 for Rose Cottage. Anyone wishing to place an offer on this property should contact (Smith and Friends, 7 Duke Street, Darlington, DL3 7RX) before exchange of contracts.

**** VILLAGE LOCATION ** ** COMPETITIVELY PRICED ****

We are pleased to bring to the market this two bedroom detached bungalow which lies to the outskirts of Heighington village. There are excellent transport links to the A1(M) and local amenities to be found at Newton Aycliffe and Darlington.

The accommodation briefly comprises of entrance hall, spacious lounge, good size kitchen, two bedrooms and wet room.

Please Note: Council tax band D. EPC Rating G. Freehold basis
Please contact Smith and Friends, Darlington to arrange a viewing

Houghton Bank, Heighington, DL2 2UG

2 Bed - Bungalow - Detached

£85,000

EPC Rating: G

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Houghton Bank, Heighington, DL2 2UG



Entrance Hall

Lounge
17'7x14'8 (5.36mx4.47m)

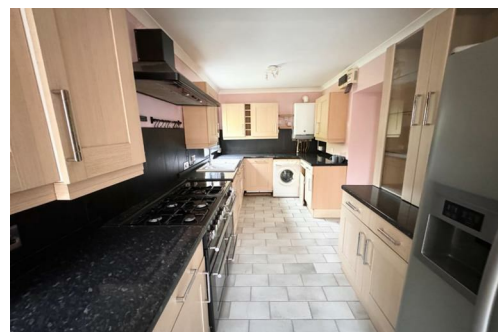
Kitchen
21'5x7'8 (6.53mx2.34m)

Bedroom
11'11x11'8 (3.63mx3.56m)

Bedroom
11'9x10'2 (3.58mx3.10m)

Wet Room

Front External



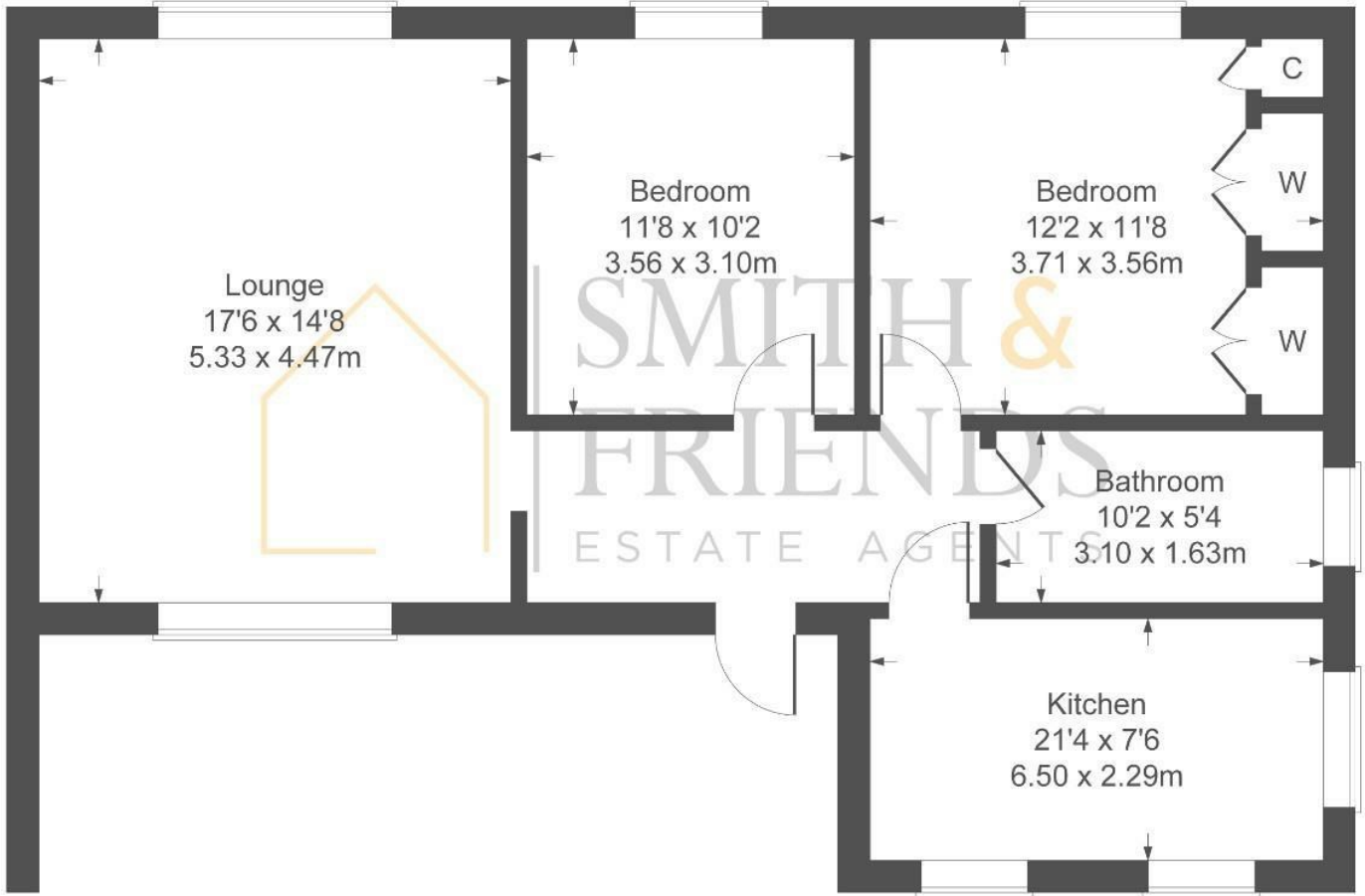
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www.smith-and-friends.co.uk

Rose Cottage

Approximate Gross Internal Area
811 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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			53
(21-38) F		11	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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