



**** FOR SALE BY MODERN AUCTION ****

**** DESIRABLE VILLAGE LOCATION ** ** COURTYARD and REAR GARDEN ****
**** MODERN KITCHEN ** ** SPACIOUS ATTIC ROOMS ****

We have pleasure bringing to the market this spacious four bedroom cottage located in the village of Heighington. It lies within easy reach of local amenities, good access to the A1(M), Newton Aycliffe and more amenities to be found in Darlington which is only a short drive away.

The accommodation has been beautifully maintained with a modern fitted kitchen opening to a good size family/dining room with stairs leading to two good sized bedrooms with Velux windows, off the kitchen is a shower room/w.c., rear lobby with access to the courtyard and a family bathroom/w.c. with modern white suite and shower over the bath. Externally there is a courtyard area with gate leading to a mature lawned garden.

Please Note: Council tax band B. Freehold basis. EPC Band E
 Please contact Smith & Friends to arrange a viewing.

Snackgate Lane, Heighington Village, DL5 6RG

4 Bed - House - Mid Terrace

Starting Bid £165,000

EPC Rating: E

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Reception Room

10'4" x 10'4" (3.17m x 3.17m)

Bedroom

13'11" x 11'0" (4.26m x 3.37m)

Bedroom

11'8" x 10'5" (3.57m x 3.19m)

Family Room/Dining

15'0" x 11'2" (4.58m x 3.41m)

Kitchen

12'6" x 7'10" (3.83m x 2.41m)

Rear Lobby

Shower Room/w.c.

Bathroom/w.c.

9'0" x 4'10" (2.75m x 1.48m)

Bedroom

13'6" x 10'4" (4.13m x 3.16m)

Bedroom

13'5" x 11'10" (4.10m x 3.63m)

Front External

Rear courtyard

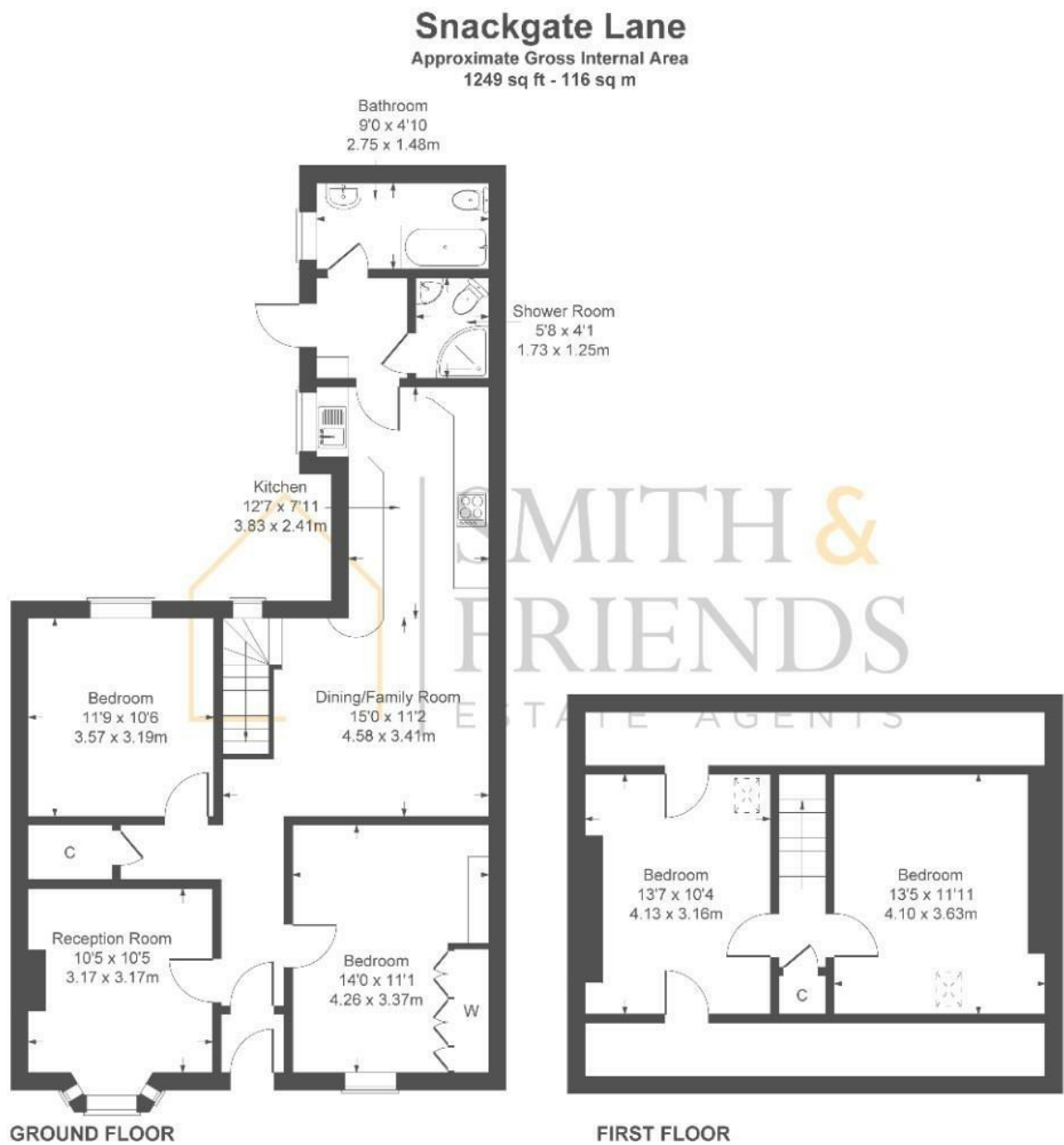
Rear Garden



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Not to Scale. Produced by The Plan Portal 2024
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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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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