



Ann Cordey
ESTATE AGENTS

9 Millbank, Heighington Village, Newton Aycliffe, DL5 6RF
Offers In Excess Of £125,000



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Situated in the desirable and popular village of Heighington this TWO BEDROOMED cottage is sure to have great appeal for a number of purchasers. An ideal first home or downsize. The current vendor enjoyed successful long term lets so it is a proven investment also.

The property is open plan to the ground floor with exposed beams in the lounge and stone fireplace with gas stove adding character amongst the modern styling and convenience. The kitchen has been fitted with an ample range of cabinets and can easily accommodate a family dining table. The staircase is open plan to the first floor where there are two bedrooms and a shower/wet room WC.

Externally the cottage has a forecourt front with a pretty garden bed with flowering plants.

Heighington always proves popular having local amenities including a SPAR shop with post office, two public houses/restaurants, local school and church. There are regular bus services and excellent road links to Darlington, Newton Aycliffe and West Auckland. Access to the A1m - both north and south is not too far away and the village has its own train station with trains operated by Northern and running between Bishop Auckland , Darlington and also towards Teesside via Middlesbrough towards Saltburn.

Warmed by gas central heating and double glazed.

TENURE: Freehold
COUNCIL TAX:

ENTRANCE

UPVC entrance door opens into the lounge which has the staircase immediately to the first floor.

LOUNGE

15'5" x 14'1" (4.71 x 4.31)

A sizeable lounge with a window to the front aspect. There is a stone built fireplace as a focal point of the room with a gas stove to cast a cosy glow whenever needed. The character of the home remains with exposed beams to the ceiling. The staircase leads to the first floor and the room is open plan to the kitchen/diner.

KITCHEN/DINER

13'8" x 9'3" (4.17 x 2.83)

The kitchen is diner is well proportioned and can easily accommodate a family dining table and is fitted with an ample range of country cream cabinets with complementing work surfaces and a stainless steel sink unit. The integrated appliances include an electric oven and hob, and plumbing for an automatic washing machine. The room has been finished with tiled surrounds and has a door and window opening to a courtyard to the rear of which this property has access but does not own but had access for maintenance of the property and refuse bins.

FIRST FLOOR

LANDING

The landing leads to both bedrooms and to the shower/wet room WC.

BEDROOM ONE

16'8" x 10'10" (5.09 x 3.31)

The principal bedroom is a generous double bedroom with a window to the front aspect and has a built in double wardrobe.



BEDROOM TWO
6'4" x 5'9" (1.95 x 1.76)

Bedroom two would make an ideal nursery, home office or dressing room and has a window to the rear aspect.

SHOWER ROOM/WC

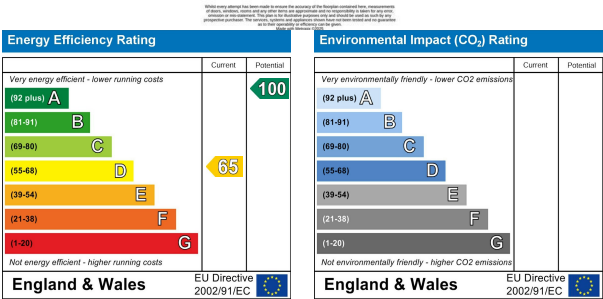
Designed wet room style with a mains fed shower and glass screen the shower room has a handbasin and WC positioned within a oak effect vanity unit providing great storage and is fully tiled with a window to the rear aspect and a built in linen cupboard.

EXTERNALLY

There is a forecourt to the front of the property which has a garden bed with established flowering plants and is enclosed with a wrought iron fence and has a single gate for access. To the rear of the property there is an enclosed courtyard but this does not belong to the property it is for access for refuse bins and any maintenance needed on the property.



GROUND FLOOR 1ST FLOOR



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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