



**30 TWINSBURN ROAD, HEIGHINGTON VILLAGE, NEWTON AYCLIFFE, DL5  
6RL**  
**Offers In Excess Of £280,000**

We have pleasure in offering for sale a DETACHED FOUR BEDROOM RESIDENCE offering generous family accommodation with ground floor master bedroom and ensuite .

Situated within the popular village of Heighington and having access to the well regarded schools of the area. The property has been well maintained and a much loved family home and boasting a kitchen with handy utility room and convenient ground floor cloaks/wc.

The lounge is of a good size and has internal doors to the dining area ,which in turn has sliding doors opening out into the south facing garden. To the first floor there are three bedrooms, the bathroom comprises of a white suite.





HALLWAY

LOUNGE

DINING ROOM

KITCHEN/DINER

UTILITY

WC

BEDROOM ONE

EN SUITE

FIRST FLOOR

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNALLY

| 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                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

