



VENTURE
PLATINUM

Highside Road | Heighington Village

Offers Over £325,000



Located in the charming Heighington Village, this delightful semi detached house on Highside Road offers a perfect blend of modern living and traditional comfort. With three/four spacious bedrooms, this property is ideal for families seeking a serene yet convenient lifestyle.

Upon entering, you are welcomed by two inviting reception rooms, each featuring a log burner that adds a touch of warmth and character to the home. The open plan kitchen diner is a standout feature, providing a wonderful space for family gatherings and entertaining guests. The log burner in this area creates a cosy atmosphere, making it the heart of the home.

The property boasts two well-appointed bathrooms, ensuring ample facilities for family and guests alike. The large rear garden is a true gem, offering a private outdoor space for relaxation, play, or gardening. Additionally, the property provides parking for up to three cars, a valuable asset in this desirable village location.

Heighington Village is known for its friendly community and local amenities, making it an excellent choice for those seeking a peaceful yet connected lifestyle. This home has been thoughtfully updated and improved, ensuring it meets the needs of modern living while retaining its charm.

In summary, this detached house on Highside Road presents a wonderful opportunity for anyone looking to settle in a picturesque village with all the comforts of home. Don't miss the chance to make this lovely property your own.

Entrance Hall

Door and window to front, tiled flooring and vertical radiator.

Lounge 6.8 x 3.6 (22'3" x 11'9")

Recess fireplace with log burner, two Velux windows and two vertical radiators. Bi fold doors to rear.

Kitchen/Breakfast Room 4.39m x 2.39m (14'5 x 7'10)

Wooden wall, base and drawer units with Granite worktops. Twin Belfast sink with mixer tap. Space for a Range style Cooker an American fridge freezer and dishwasher. Breakfast island and part tiled walls

Dining Area 3.68m x 3.86m (12'1 x 12'8)

Recess log burner, Upvc double doors to rear, vertical radiator and laminate flooring.

Utility Room

Upvc double glazed window to rear, space for a washing machine, tumble dryer and fridge freezer. laminate flooring.

Bedroom (Ground Floor) 4.19m x 2.49m x 2.69m (13'9 x 8'2 x 8'10)

L shaped, Velux and beams, two radiators.

Ground Floor Shower Room

Obscure window to front, walk in shower with waterfall head and spray, low level w.c, wash hand basin and tiled floor.





First Floor Landing

Airing cupboard and access to loft.

Bedroom One 4.57m x 3.68m (15'0 x 12'1)

Window to rear and radiator.



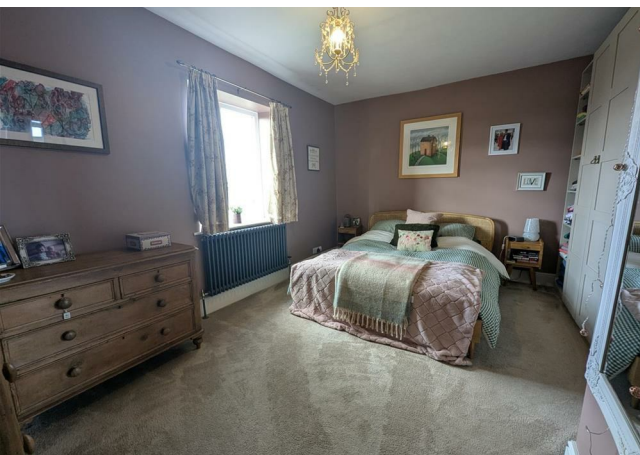


Bedroom Two 3.81m x 3.61m (12'6 x 11'10)
Window to rear and radiator.

Study/Bedroom Four (ground floor) 2.57m x 2.21m (8'5 x 7'3)
Window to front, under stairs storage and vertical radiator.

Bathroom 2.49m x 2.21m (8'2 x 7'3)
Velux window, beams and spotlights to ceiling. Panelled bath with shower over and screen, low level w.c and wash hand basin.

Garage
With up and over door, power and light. Baxi Boiler



Externally

To the front is a generous driveway with access to garage and access to rear.

To the rear is a generous garden which is mainly laid to lawn with raised decking area and pergola over. There is also a shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,761

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.15 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

Note

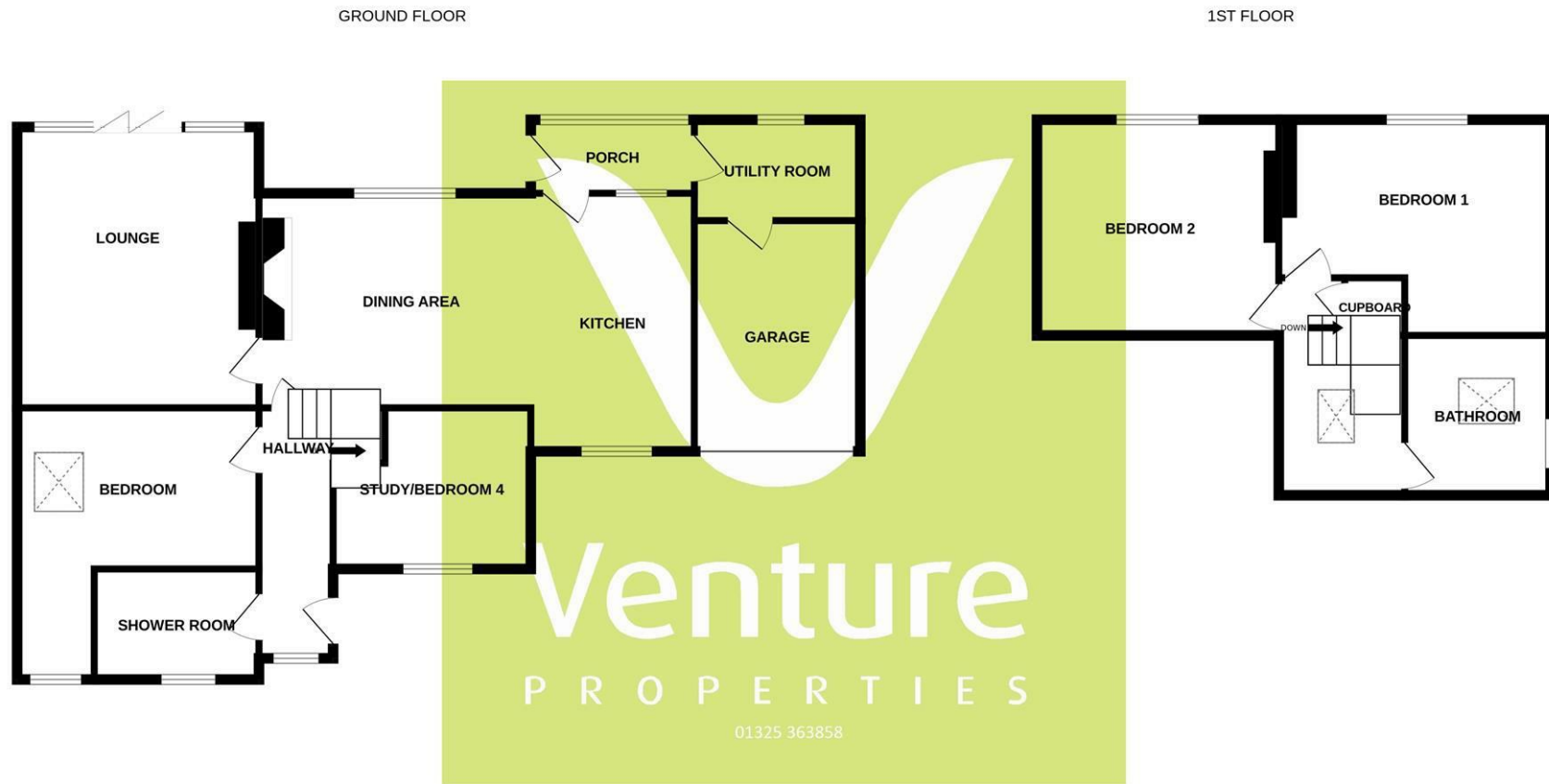
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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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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