



Darlington Road, Heighington Village
Newton Aycliffe



Offer Invited Between £195,000 And £205,000



6 Darlington Road

Heighington Village, Newton Aycliffe

Offers Invited Between £195,000 to £205,000 -
Beautifully Presented & Deceptively Spacious 2-Bedroom
End-Terraced Home in Desirable Heighington

Nestled in a prime location within the sought-after village of Heighington, this charming and deceptively spacious two-bedroom end-terraced property offers a perfect blend of character and modern living.

Stepping inside, you are welcomed by an entrance vestibule and hallway, leading to a stunning open-plan lounge and dining area, ideal for both relaxation and entertaining. The well-appointed kitchen provides ample storage and workspace. Upstairs, two generously sized double bedrooms and a modern bathroom offer comfort and style. Adding to the appeal, the property boasts a versatile attic room, perfect as a home office, hobby space, or additional storage.

Externally, the south-facing terrace provides a lovely sun-filled retreat, ideal for enjoying a morning coffee or evening drinks. The terrace also benefits from useful outdoor storage, offering a practical solution for garden furniture, bikes, or other belongings.

Positioned in the heart of Heighington, this home is within easy reach of local amenities, excellent transport links, and picturesque countryside walks. A fantastic opportunity for first-time buyers, families, or investors alike.

Viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

- Spacious Two Bed End Terrace



Entry

3'5" x 3'2" (1.05 x 0.97 m)

Hallway

9'7" x 3'2" (2.94 x 0.96 m)

Lounge

13'1" x 12'3" (4.00 x 3.74 m)

Dining room

10'9" x 12'5" (3.30 x 3.79 m)

Kitchen

12'6" x 6'8" (3.76 x 2.04 m) 6'9" x 5'9" (2.03 x 1.75 m)

Landing

6'6" x 2'8" (2.00 x 0.83 m) 2'7" x 5'6" (0.79 x 1.69 m)

Bathroom

12'2" x 6'6" (3.71 x 2.00 m)

Bedroom 1

10'9" x 15'10" (3.29 x 4.83 m)

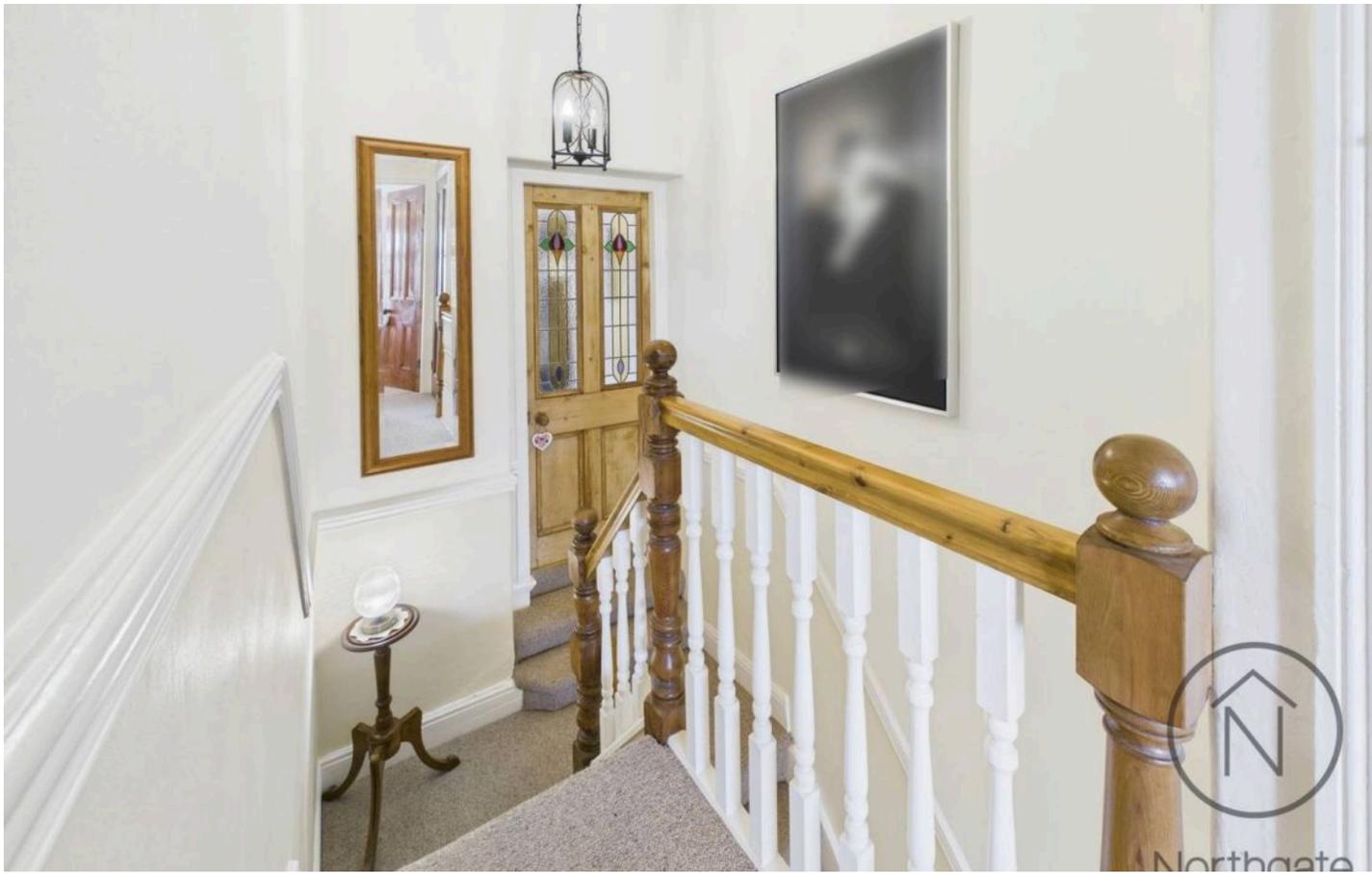
Bedroom 2

10'9" x 11'1" (3.28 x 3.38 m)

Attic

11'5" x 15'7" (3.50 x 4.79 m)





FRONT GARDEN

REAR GARDEN





Northgate
estate agents

Northgate
estate agents



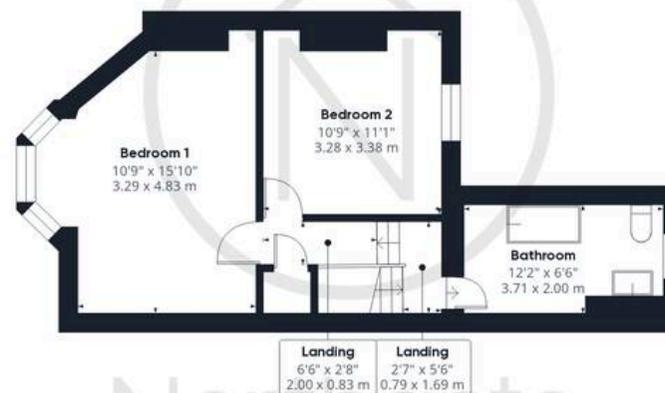


Northgate
estate agents



Northgate
estate agents

Ground Floor



Northgate
estate agents

Floor 1



Northgate
estate agents

Floor 2

Approximate total area⁽¹⁾

1059.9 ft²

98.47 m²

Reduced headroom

140.18 ft²

13.02 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.