



**12 TWINSBURN ROAD, HEIGHINGTON VILLAGE, NEWTON AYCLIFFE, DL5  
6RL  
Offers In The Region Of £269,500**

A superb opportunity has arisen to secure a detached Bungalow situated within the desirable village of Heighington. The property will benefit from updating and improving the current accommodation but has been very well maintained and is immaculately presented and is able to move into whilst planning the refurbishments.

The feeling of space is evident throughout the home from the welcoming reception hallway, the dual aspect lounge is light and bright and the sizeable kitchen has lots of room and potential, to the rear there is a conservatory taking in views of the Garden. There are Three bedrooms, the master bedroom being particularly generous and having access to en suite facilities. The bathroom/wc is fitted with bath, wc and handbasin.

Externally the property sits on a generous corner plot, with large gardens to both the front and rear, as well as two driveways offering off street parking.



**LOUNGE**  
22'00 x 18'02 (6.71m x 5.54m )

**KITCHEN**  
11'04 x 8'04 (3.45m x 2.54m)

**BATHROOM**  
7'10 x 5'07 (2.39m x 1.70m )

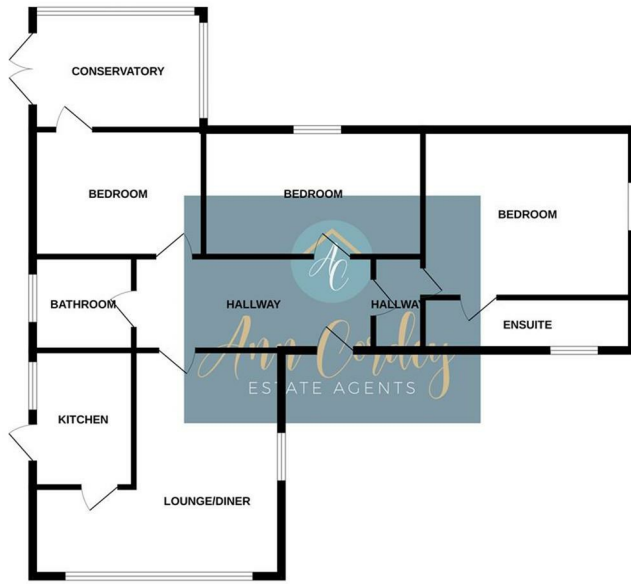
**BEDROOM THREE**  
10'02 x 9'11 (3.10m x 3.02m)

**BEDROOM TWO**  
9'00 x 13'04 (2.74m x 4.06m )

**BEDROOM ONE**  
12'01 x 11'07 (3.68m x 3.53m )

**EN SUITE**  
11'07 x 4'03 (3.53m x 1.30m )

GROUND FLOOR



While every effort 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 misstatement. 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 is given as to their condition or efficiency.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		61	69
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

