



Welcome to St Michaels Crescent, Heighington Village, this delightful semi-detached home offers a family the opportunity to make it their own, decorate and modernise to your own person taste of comfort and convenience. With far reaching views out the front to the south this property has three well-proportioned bedrooms and is ideal for families or those seeking extra space. The open plan reception room provides ample opportunity for relaxation, or open it up further to the kitchen for entertaining, making it easy to host friends and family.

The house features a bathroom on the first floor, servicing the 3 bedrooms ensuring that daily routines are both practical and pleasant. The property also boasts parking for one vehicle on the driveway and a single garage, a valuable asset in this tranquil village setting.

Heighington Village is known for its friendly community atmosphere and picturesque surroundings, making it a wonderful place to call home. With local amenities and transport links nearby, this property is not only a comfortable residence but also a gateway to the wider attractions of Darlington, Newton Aycliffe and beyond.

This semi-detached house with a private and secure rear garden is a fantastic opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely home your own.





- Desirable Village location
- 3 Bedrooms
- Far reaching views to front
- Off street parking and single garage

- Semi detached property
- Open plan lounge and Diner
- Private and secure rear garden
- Make this property your own, make your mark on it!

GENERAL INFORMATION:

Tenure: Freehold

Services: mains gas, electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

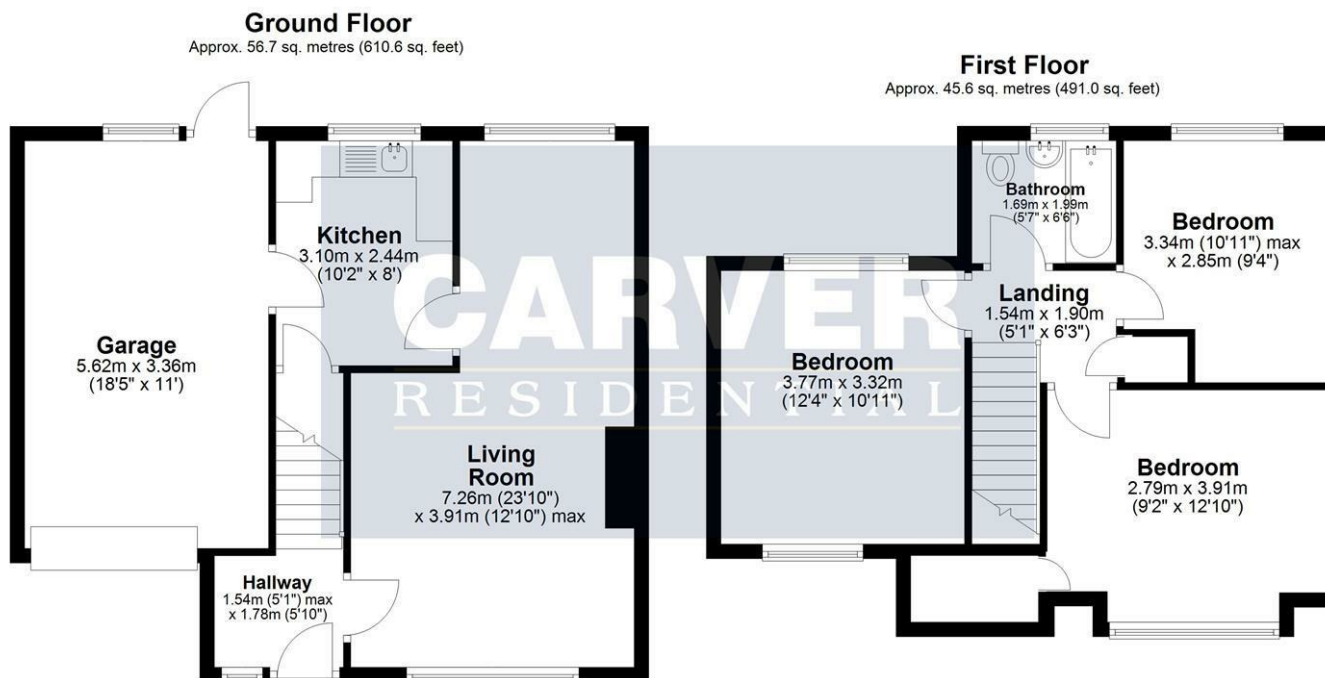
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		8
(81-91) B		
(69-80) C		46
(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



Total area: approx. 102.3 sq. metres (1101.5 sq. feet)
21 St Michaels Crescent, Heighington

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MAB 6202



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