



## **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

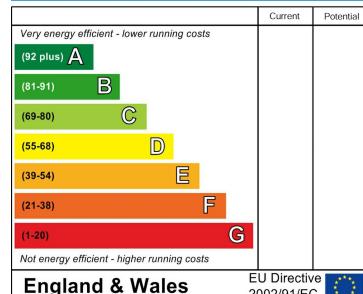
## BEDROOM THREE

## BEDROOM FOUR

## BATHROOM

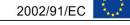
## EXTERNALLY

## Energy Efficiency Rating

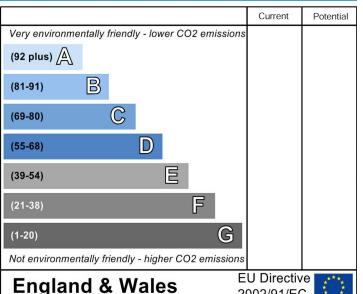


England & Wales

EU Directive 2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and rooms and any other items are approximate and responsibility lies for any error, omission or misdescription with the vendor. The vendor does not make or give any warranty in relation to the property. The services, systems and appliances shown have not been tested and no guarantee as to their operation can be given.

Made with Metagen C2025

**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.

