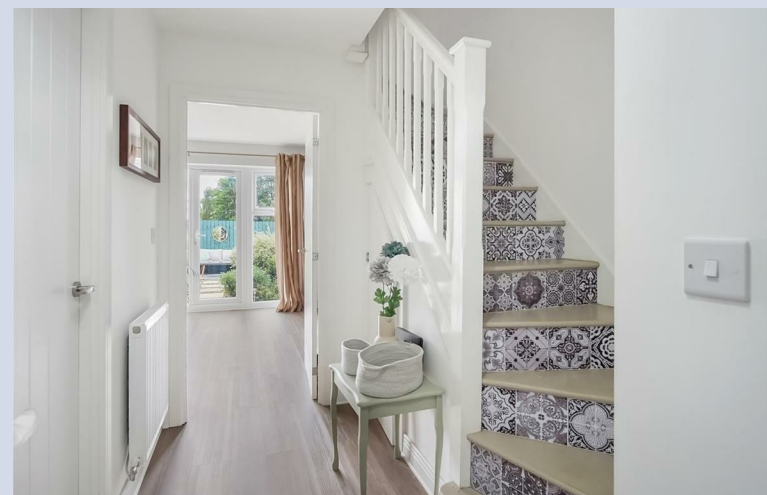




This wonderful three bedroomed, end-terraced property in Heighington Village must be seen to be appreciated! Please note, the advertised price at £50,000 is for a 25% share of this property with £419 per month rent to be paid monthly (buyers have the option to purchase up to 100% of the property priced at £200,000). Located at the bottom of a quiet cul-de-sac the property is in immaculate condition and ready to love. Internal accommodation consists of an entrance hallway, kitchen breakfast room, living room with French doors onto the garden and a ground floor WC. The first floor holds three well sized bedrooms and a house bathroom. Externally the property offers a sunny south-east facing garden with patio and gravel areas as well as two off street parking spots to the front. Finished exceedingly well the property wants for nothing and could be the perfect first time purchase or rental investment. Shared ownership is possible on this property with shares (with rent covering the portion not purchased) ranging from 25% to 100% (100% of the purchase would include purchasing the freehold to the property also), please contact the office to discuss options. EPC rating B, Darlington Borough Council tax band C.





- End Terrace Property
- Kitchen Breakfast Room
- Two Parking Spaces
- South East Facing Rear
- Three Bedrooms
- Ground Floor WC
- Enclosed Garden
- Potential shared ownership - 25% to 100% available - contact the office to discuss

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage. UPVC Double glazing.

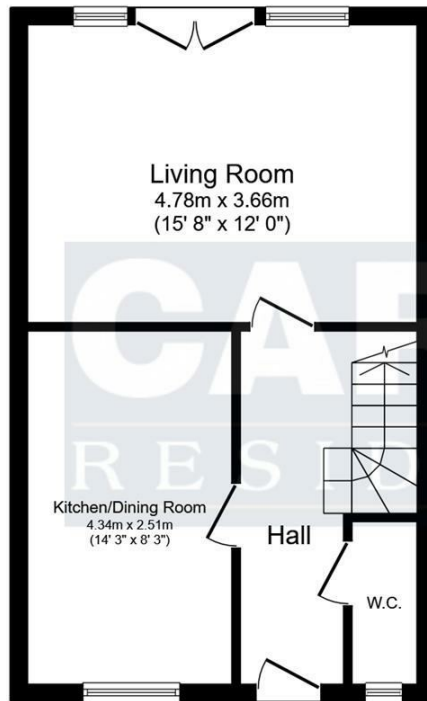
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

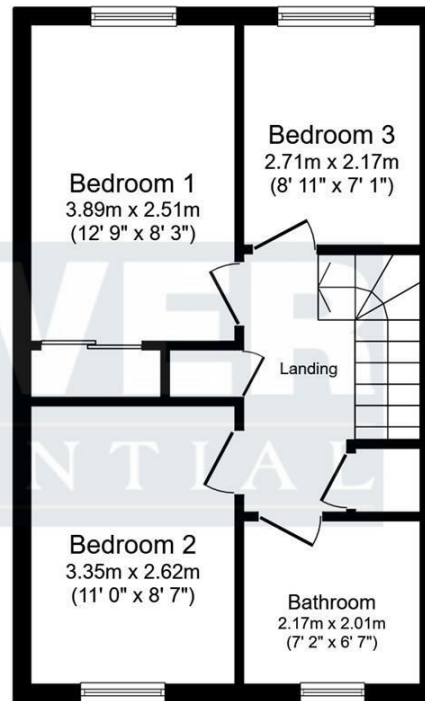
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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)



Ground Floor
Floor area 38.7 sq.m. (417 sq.ft.)



First Floor
Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 77.5 sq.m. (834 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		84
(69-80) C		
(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	

Floor Area from EPC -
785.00 sq ft

**We can search 1,000s
of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk