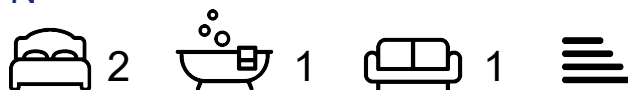




## Church View

Heighington Village, Newton Aycliffe, DL5 6PN

Guide Price £110,000



Two bedroomed cottage for sale by auction on Church View in Heighington. This property was formally a three bedroomed house, converted into a large two bedroomed property with attic room. It is located in a popular quiet village with access to a range of local amenities, Newton Aycliffe is a short distance away offering access to; supermarkets, schools, retail stores, popular high street stores as well as restaurants and cafes. The A167 is nearby, ideal for commuters whilst there is also an extensive public transport system via both bus and rail allowing for access to neighbouring towns and villages.

In brief the property comprises; an entrance hall leading into the living room, kitchen, garden room room and utility/cloakroom to the ground floor. The first floor contains the master bedroom, second bedroom and the bathroom. Externally the property has on street parking available.





Living Room 13'5" x 12'2" (4.1m x 3.71m)

The living room is located to the front of the property offering plenty of space for furniture with feature fire surround, exposed beam ceilings, neutral decor and window to the front elevation.

Kitchen 15'5" x 8'3" (4.71m x 2.52m)

The kitchen is fitted with bespoke solid wood units, and full stave oak work surfaces, tiled splashbacks, integrated electric oven, hob and overhead extractor fan. Space is available for additional free standing appliances along with a table and chairs, there is also pantry storage. Stain glass window overlooking the garden room.

Garden Room 15'0" x 6'10" (4.58m x 2.1m)

This room provides additional storage with patio door to the rear. This has been used previously as a dining room, currently used as an office and craft space

Cloakroom 5'3" x 4'9" (1.61m x 1.45m)

Fitted with a wash hand basin and WC. Space for washing machine

Master Bedroom 17'0" x 11'9" (5.2m x 3.6m)

Generously sized master bedroom with space for a super king-sized bed and further furniture, neutral decor and dual aspect windows.

Bedroom Two 9'8" x 8'2" (2.95m x 2.5m)

The second bedroom is a large single room with window to the rear elevation.

Bathroom 7'4" x 5'6" (2.26m x 1.68m)

The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

#### Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

147-149 Newgate Street, Bishop Auckland, DL14 7EN  
Tel: 01388 311582 Email: [bishopauckland@hunters.com](mailto:bishopauckland@hunters.com) <https://www.hunters.com>

## Area Map



## Floor Plans



## Energy Efficiency Graph

