

# HUNTERS<sup>®</sup>

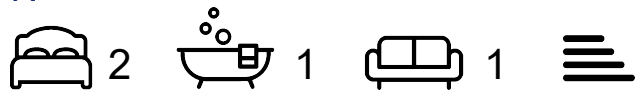
HERE TO GET *you* THERE



## Church View

Heighington Village, Newton Aycliffe, DL5 6PN

Guide Price £100,000



Two bedroomed cottage for sale by auction on Church View in Heighington. Offered to the market at a reduced price with the hope of a quick sale, this charming property is one of the oldest properties in the heart of the desirable Heighington Village, deceptively spacious with a large attic providing ample storage. Heighington Village is a highly sought after area, quiet and rural but with convenient access to a range of local amenities including a village shop, pubs, primary school, doctors surgery, and restaurants. Great public transport links via bus and rail create easy access to the neighbouring towns and villages of Newton Aycliffe and Bishop Auckland which host a further array of amenities including supermarkets, popular high street stores, restaurants, cafe's healthcare services and leisure/entertainment facilities while the A167 is nearby, ideal for commuters

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, benefiting from an open fire 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)

Solid oak flooring leads you to the kitchen where you are greeted with a bespoke stained glass window. The kitchen is fitted with bespoke solid wood units, and full stave oak work surfaces, tiled splashbacks and double Belfast sink along with the integrated electric oven, hob, overhead extractor fan and dishwasher. Space is available for additional free standing appliances along with a table and chairs while the understairs pantry offers a deceptively large storage area. Stained glass window overlooking the garden room.

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

Located to the rear of the property is the one-storey extension currently utilised as an office but could also be used as a formal dining area, play room or storage. Large windows provide a picturesque outlook over the church grounds with stained glass windows which create a stunning glow.

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

Ground floor cloakroom/utility room fitted with a wash hand basin and WC along with space and plumbing for washing machine.

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

Generously sized master bedroom laid in a L-shape offering space for a super king-sized bed and further furniture, neutral decor and dual aspect windows. The approx 2.5m x 2.5m area in the corner provides the perfect space for a dressing area.

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 bathroom has been fully renovated with a rainfall mains fed shower, panelled bath and mains heated towel rail along with the 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.

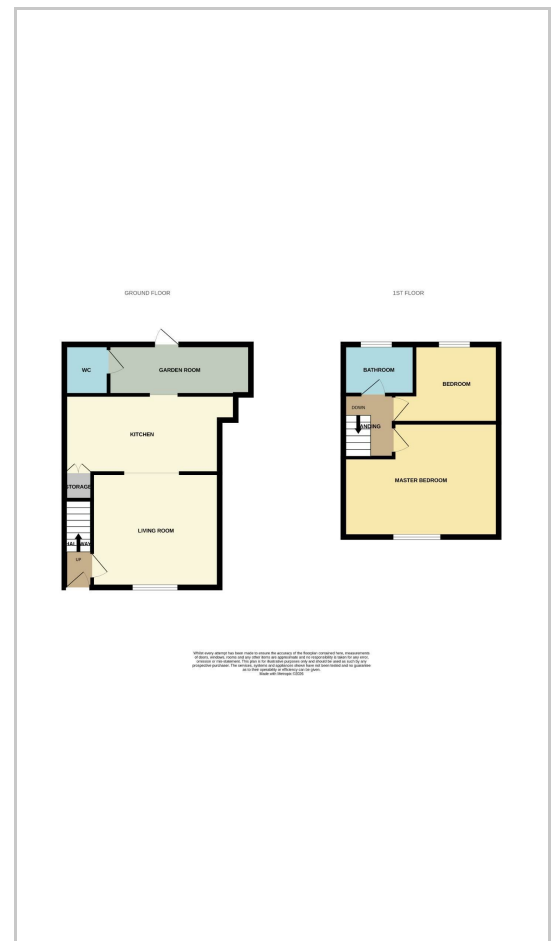
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

