



Ann Cordey
ESTATE AGENTS

9 Clover Court, Heighington Village, Newton Aycliffe, DL5 6BB

£190,000



9 Clover Court, Heighington Village, Newton Aycliffe, DL5 6BB

Situated within the desirable village of Heighington, and occupying a pleasant position at the end of a cul-de-sac, we are delighted to offer for sale this THREE BEDROOM PROPERTY,

The internal accommodation is neutrally decorated, and well presented, light and bright. The lounge is to the rear of the property looking out onto the garden, which is not overlooked.

Warmed by gas central heating and being fully double glazed, the property has the remaining NHBC guarantee and is in ready to move into order. A brief summary of the accommodation that is on offer is as follows:-

Reception Hallway, Cloaks/WC, Kitchen/Diner with integrated appliances over looking the front aspect. The spacious Lounge is to the rear with French doors opening to the garden.

To the first floor there are three bedrooms and the family bathroom/WC.

Externally the gardens to the front are open plan and laid to lawn, with a tarmac double driveway. While the rear is extremely low maintenance having block paving and Astro turf.

Heighington village is highly desirable, having well regarded schooling, two pubs to the village green and excellent access to the towns of Darlington and Newton Aycliffe. It also has its own train station.

LOUNGE

15'08 x 11'07 (4.78m x 3.53m)

KITCHEN

14'06 x 8'06 (4.42m x 2.59m)

WC

6'2 x 3'06 (1.88m x 1.07m)

BEDROOM ONE

14'06 x 9'01 (4.42m x 2.77m)

BEDROOM TWO

10'06 x 6'09 (3.20m x 2.06m)

BEDROOM THREE

8'8 x 8'9 (2.64m x 2.67m)

BATHROOM

7'00 x 6'09 (2.13m x 2.06m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



13 Duke Street, Darlington, County Durham, DL3 7RX
 Tel: 01325 488433
 Email: sales@anncordey.com
 www.anncordey.com



