



Heighington Street, Aycliffe, DL5 6JZ  
3 Bed - House  
£300,000

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# Heighington Street Aycliffe, DL5 6JZ

Robinsons are delighted to bring to the sales market this beautifully restored and sympathetically modernised three-bedroom terraced home, perfectly positioned within the highly sought-after village of Aycliffe Village. Blending timeless character with thoughtful contemporary upgrades, this charming property retains many original features while offering the comfort and practicality expected of modern living.

Having undergone an extensive programme of renovation in recent years, the home has been lovingly improved with exceptional attention to detail throughout, creating a warm and inviting family home full of personality and period charm. From exposed beams and traditional fireplaces to quality fixtures and tasteful décor, every room has been carefully considered to preserve the property's heritage while enhancing everyday living.

The accommodation is both spacious and versatile, with two generous reception rooms to the ground floor, each centred around a working fire, creating cosy and welcoming living spaces ideal for relaxing or entertaining. To the first floor are three well-proportioned bedrooms, including a principal bedroom with dressing area, all offering comfortable accommodation for families or those looking for additional space.

One of the property's most impressive features is the substantial enclosed rear garden — a rare find for a village home — complete with mature planting, patio seating areas, a detached workshop with power and lighting, and a useful car port providing off-road parking access.

The property is warmed by gas central heating and benefits from double glazed windows throughout.

The internal accommodation briefly comprises: an entrance vestibule with built-in storage leading into the front reception room, featuring a striking stone inglenook fireplace with solid fuel stove, exposed beamed ceiling, mixed wood and tiled flooring, staircase to the first floor and a pleasant front aspect window.













### Internal layout continued

The dining room enjoys French doors opening onto the rear garden, wood flooring and an attractive open fire with traditional surround, creating an ideal space for family dining and entertaining. There is also a cloakroom/WC with additional storage cupboards. The kitchen is beautifully fitted with a range of sage green wall, base and drawer units, complemented by integrated appliances and inset sink unit, while a separate utility room provides space for a washing machine and dryer.

To the first floor are three well-sized bedrooms, two benefiting from fitted wardrobes, together with a luxurious family bathroom fitted with a four-piece suite including a freestanding bath, separate shower enclosure, wash hand basin with marble worktop and WC, all finished to a high standard with quality fittings throughout.

### Outside

Externally, the established rear garden offers a wonderful outdoor retreat with mature trees, shrubs and flower beds, alongside patio areas ideal for outdoor dining. The detached workshop and car port further enhance the practicality of this exceptional home.

### Location

Aycliffe Village remains one of the area's most desirable locations, appreciated for its charming village atmosphere while still being conveniently placed for nearby amenities and transport links. The property is within walking distance of the village centre and its well-regarded public houses/restaurants, sits on a regular bus route, and is only a short drive from Newton Aycliffe town centre and Darlington, which offers excellent rail connections nationwide.

### Viewings

Viewings are by appointment only, contact Robinsons to arrange yours.

### Agent Notes

Council Tax: Durham County Council, Band A Approx. £1748.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Mains

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – N/A

Rights & Easements – not known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – No

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Heighington Street Aycliffe Village

Approximate Gross Internal Area  
1643 sq ft - 153 sq m

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

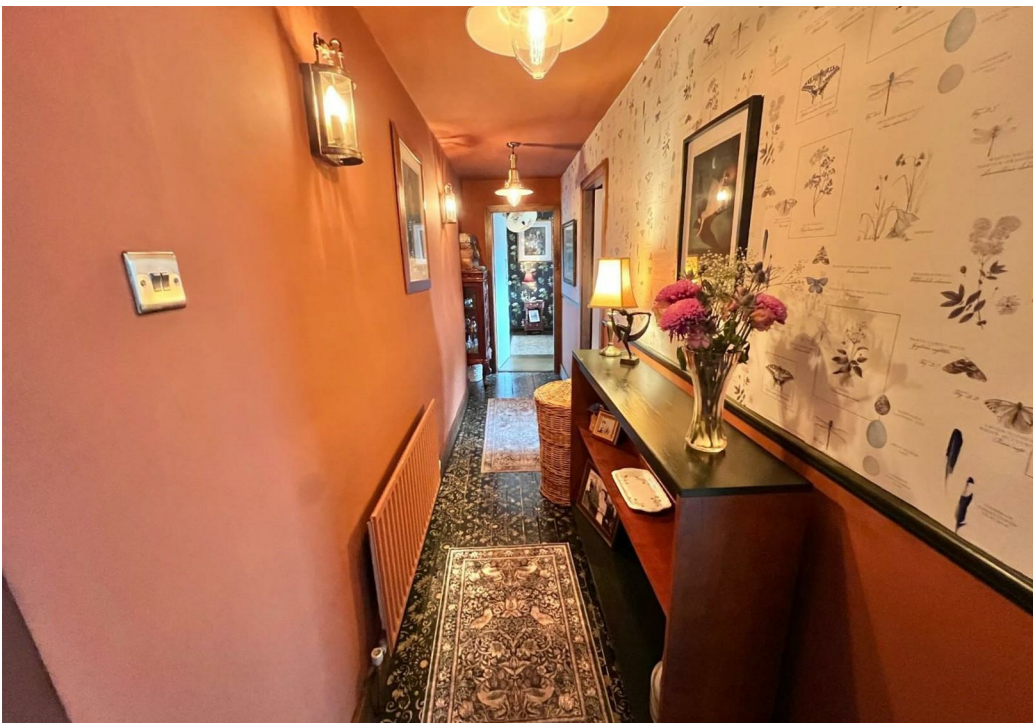


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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