



Northbridge Park, St. Helen Auckland, DL14 9UG
3 Bed - House - Mid Terrace
£825 PCM

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Northbridge Park

St. Helen Auckland, DL14 9UG

Located in the charming Northbridge Park area of St. Helen Auckland, Bishop Auckland, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. With three well-proportioned bedrooms, this property is perfect for a growing family or individuals who enjoy hosting friends and family.

The house features a welcoming reception room that serves as a lovely space for relaxation and social gatherings. The two bathrooms add to the convenience of the home, ensuring that busy mornings run smoothly for everyone.

Set in a serene neighbourhood, this property offers a peaceful retreat from the hustle and bustle of everyday life, allowing residents to unwind in a tranquil environment. The convenient location provides easy access to local amenities, schools, and parks, making it an ideal choice for families looking to settle in a community-oriented area.

This mid-terrace house is not just a place to live; it is a home where memories can be made. With its blend of comfort, style, and practicality, it is a property that should not be missed.

Specifications: no smokers.

£825 Per Calendar Month / £950 Deposit

Required earnings: Tenant - £29,700 Guarantor (if required) - £29,700









GROUND FLOOR

Entrance Hall

Lounge/Dining Room

Breakfasting Kitchen

WC

FIRST FLOOR

Bedroom 2

Bedroom 3

Family Bathroom

SECOND FLOOR

Bedroom 1

EnSuite

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band B - Approx. £2039 p.a

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 (not metered)

Sewerage – Mains

Heating – Gas Central Heating

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 – Unknown

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 – Unknown

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

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.


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.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

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

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 services.



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