



Ascot Way, St. Helen Auckland, DL14 9AN
3 Bed - House
£215,000

ROBINSONS
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Ascot Way St. Helen Auckland, DL14 9AN

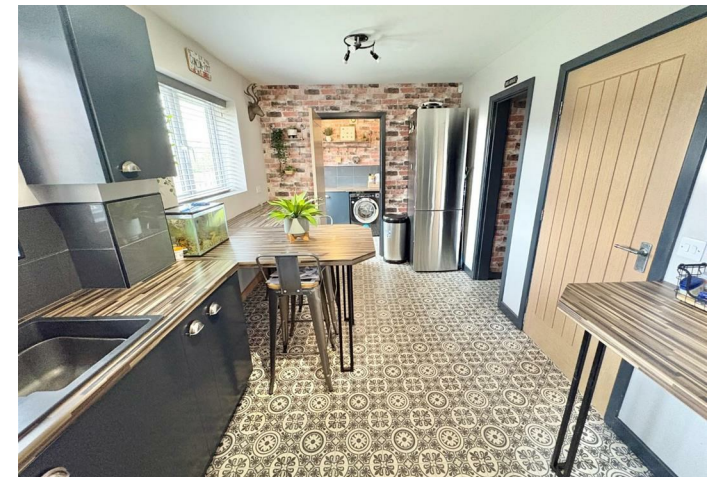
Robinsons are delighted to offer to the market this charming and well-presented three bedroom detached family home, occupying a generous plot with enclosed side and rear gardens together with a driveway providing off-road parking to the front. The property also benefits from full planning permission for an extension, with the approved plans available to view within the property photographs. Further information can be provided by our office upon request.

The property has been lovingly maintained and improved by the current owners, with one of its standout features being the garage conversion, which offers versatile additional living space. Currently utilised as a hair salon, this room will be reinstated as a reception room prior to completion, making it ideal as a family room, home office, playroom or hobby room. The property benefits from gas central heating and UPVC double glazed windows throughout.

The internal accommodation briefly comprises a welcoming entrance hallway leading to the converted reception room. The lounge enjoys a pleasant front aspect and provides a comfortable living space. To the rear of the property is a beautifully appointed kitchen, fitted with a quality range of wall, base and drawer units, complemented by matching work surfaces and a breakfast bar, along with an integrated hob and oven. A useful utility room provides space for appliances, and a convenient ground floor WC completes the accommodation.

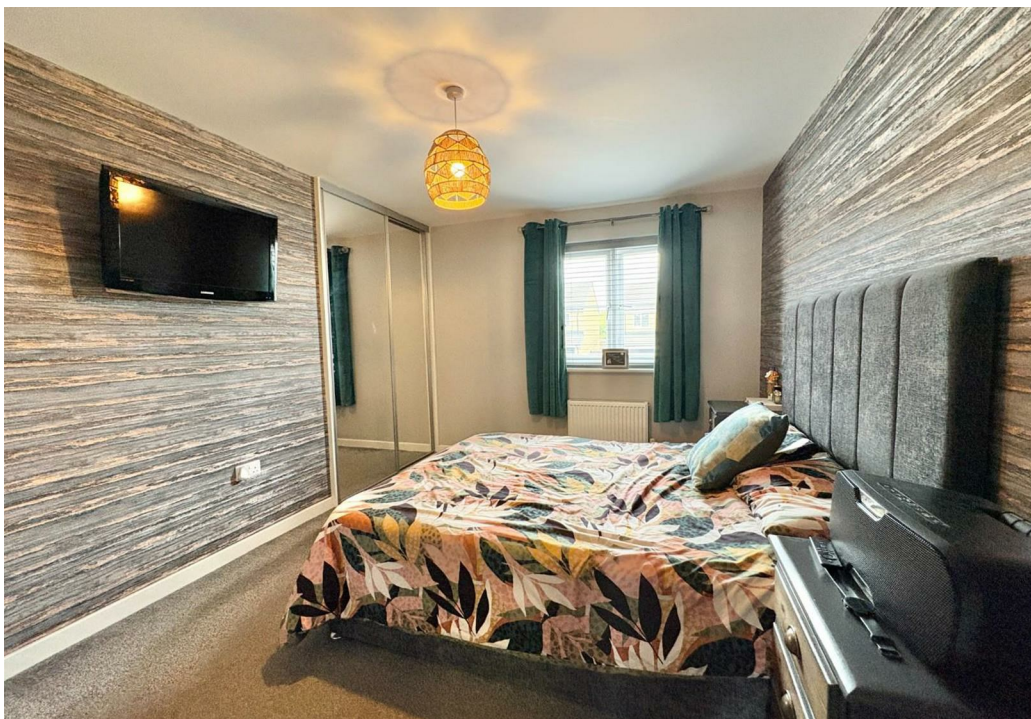
To the first floor are three well-proportioned bedrooms, including the spacious principal bedroom which benefits from fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a three-piece suite.

Externally, the property enjoys a lawned front garden alongside a driveway providing off-road parking. To the rear and side is a generous enclosed garden, predominantly laid to lawn, offering an excellent space for children to play, outdoor entertaining or simply relaxing.













Location

Ascott Way is situated on a modern residential development in St Helens Auckland and is conveniently located close to a range of local shops, schools, bus routes and other everyday amenities, making it an excellent choice for families and commuters alike.

Viewings

An internal viewing is highly recommended to fully appreciate the space, versatility and excellent condition this lovely home has to offer. Contact Robinsons today for further information or to arrange your viewing.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2,331 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

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 – NA

Rights & Easements – None known, check with seller

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 – check with seller

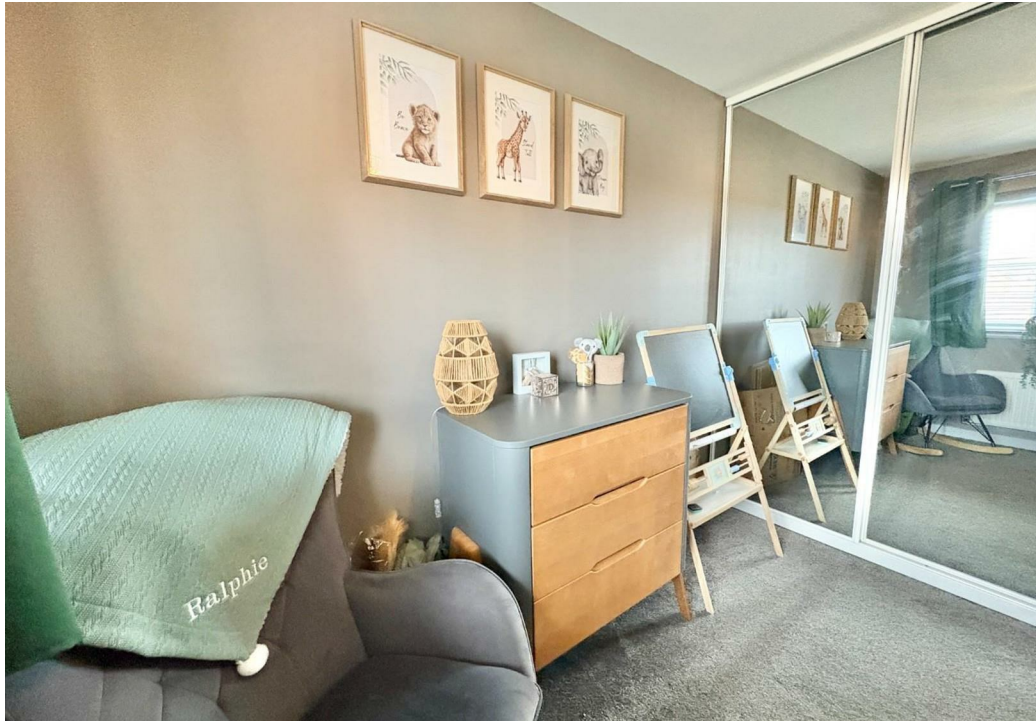
Planning Permission – Planning permission approved for extension DM/20/02673/FPA

Accessibility/Adaptations – any alterations or conversions etc.

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

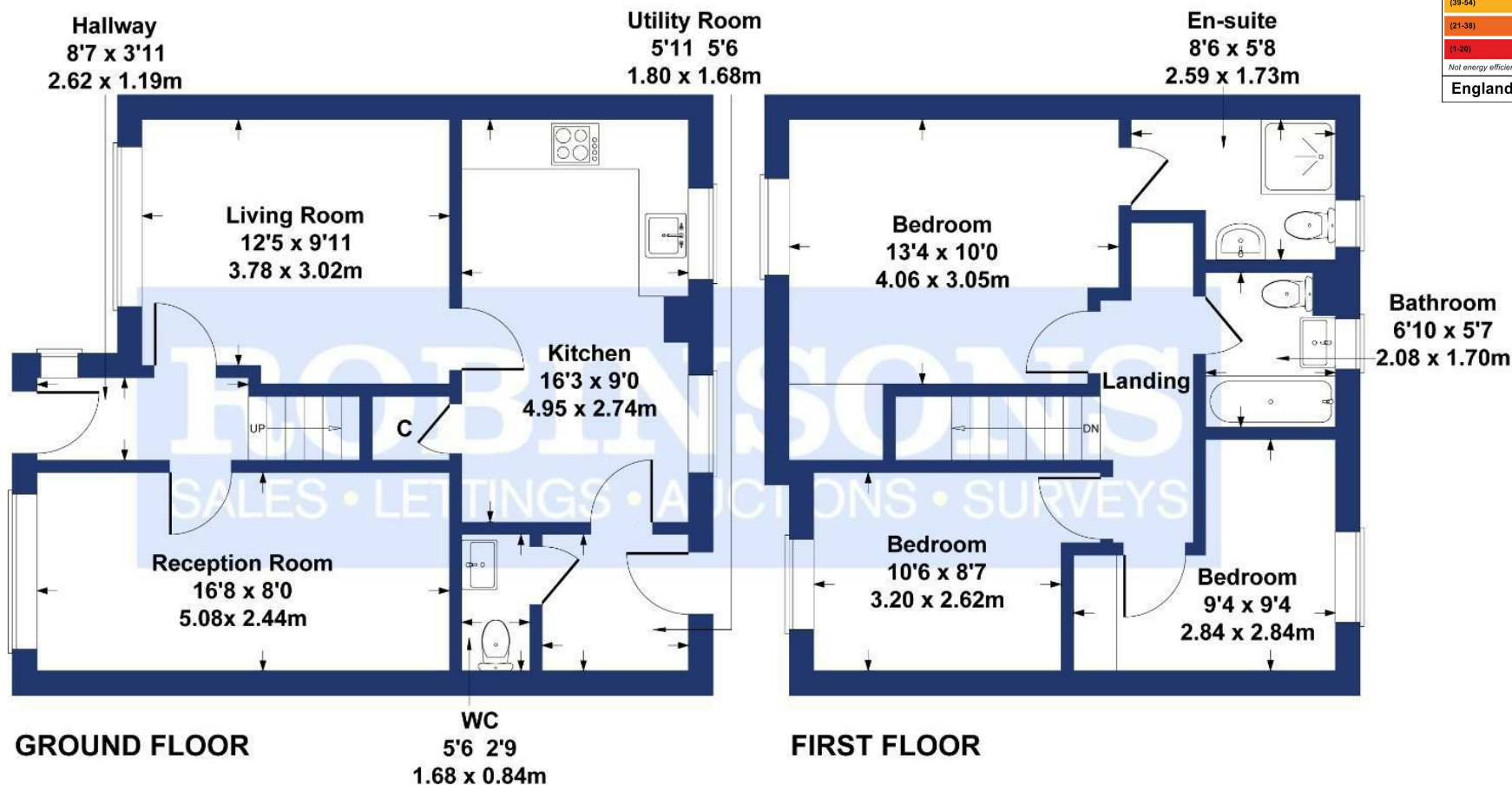
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Ascot Way St Helen Auckland

Approximate Gross Internal Area
1025 sq ft - 95 sq m



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 services.

