



Northbridge Park, St. Helen Auckland, DL14 9UG  
4 Bed - House - Detached  
£165,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Northbridge Park

## St. Helen Auckland, DL14 9UG

### Public Notice

Address: 50 Northbridge Park, St Helen Auckland, Bishop Auckland, DL14 9UG

We are acting in the sale of the above property and have received an offer of £165,000

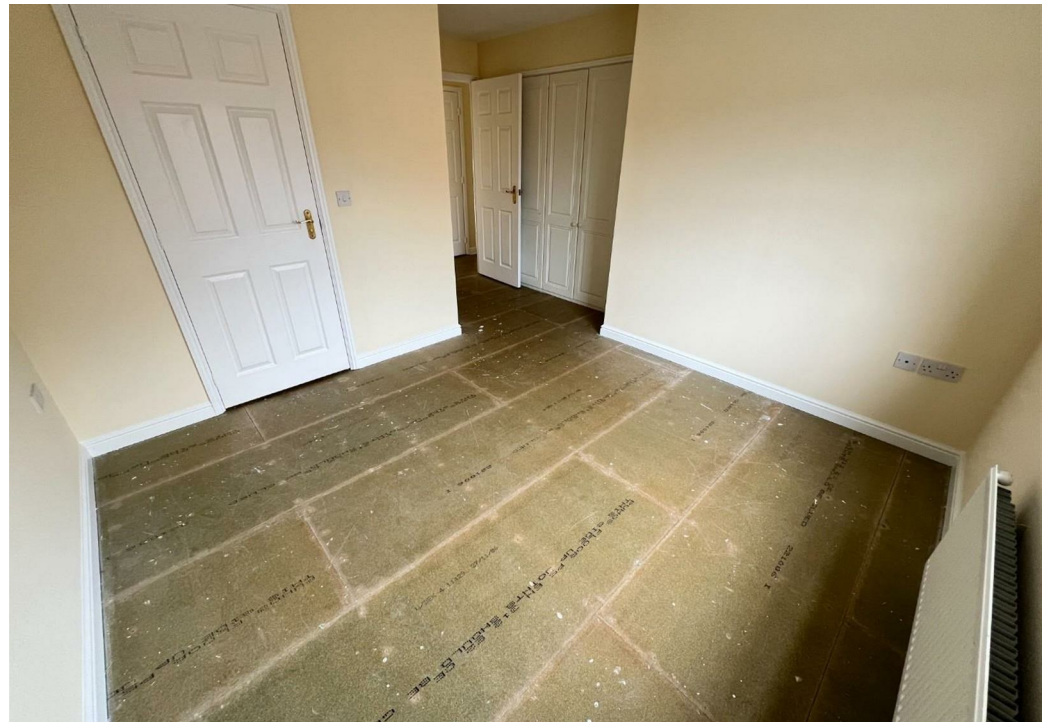
Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating C

Sold with no onward chain Robinsons offer for slae this spacious four bedroomed detached family home located on Northbridge Park in St. Helen Auckland and complete with a driveway and garage to the front as well as large garden to the rear. Just a short distance from local amenities including primary schools and convenience stores whilst the ever expanding Tindale retail park offers access to supermarkets, high street shops, popular retail stores, restaurants and cafes. Neighbouring town Bishop Auckland has further facilities including secondary schools, restaurants, independent stores and shops. There is an extensive public transport system locally, allowing for regular access to the neighbouring towns and villages as well as to further afield places, such as; Darlington, Durham and Newcastle. The A68 is close by for commuters.

In brief this property comprises; entrance hallway, living room, dining room, kitchen and cloakroom to the ground floor whilst the first floor accommodates the master bedroom with ensuite, three further bedrooms and family bathroom. Externally to the front is a small lawned area, driveway and garage, whilst to the rear larger garden has an area of artificial lawn, flower bed for plants and paved for outdoor furniture.

Energy Efficiency Rating C | Council Tax Band D | Tenure Freehold

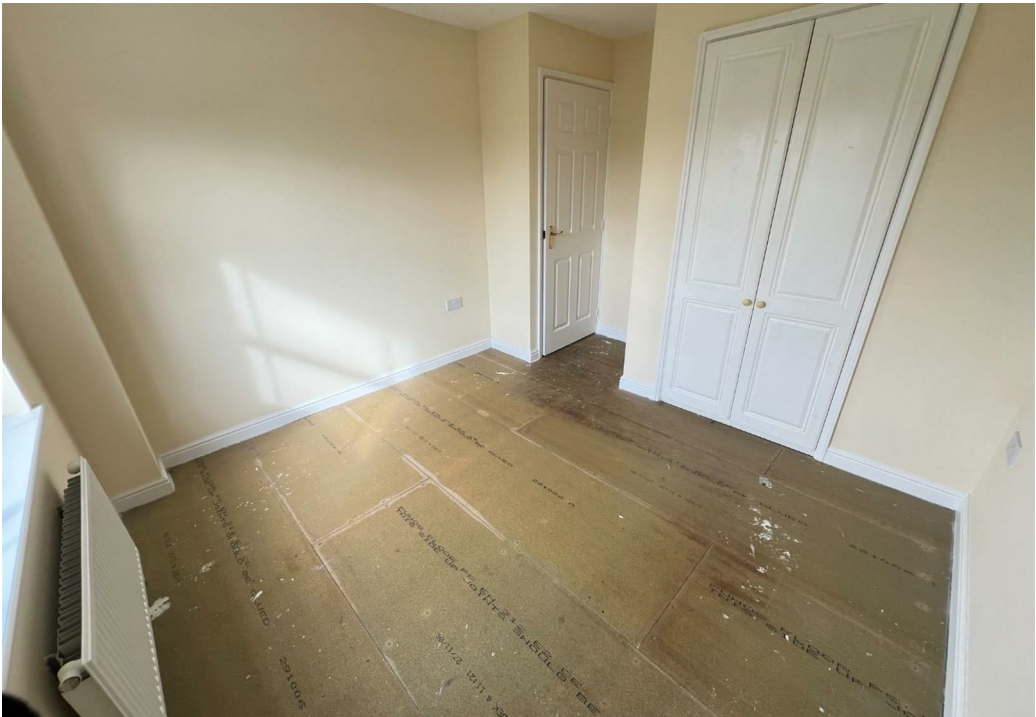
To arrange a viewing please call Robinsons on 01388 458111















## GROUND FLOOR

### Entrance Hall

Entered via a uPVC door and with stairs leading to the first floor.

### W C

Fitted with a low level WC and wash basin.

### Lounge

15'8" x 10'5" (4.80 x 3.20)

With fire surround and and uPVC double glazed window to the front.

### Dining Room

10'5" x 9'10" (3.20 x 3.01)

With uPVC double glazed patio doors to the rear.

### Kitchen

15'2" x 8'10" (4.63 x 2.71)

fitted with a range of base and wall units having contrasting worktops incorporating 1.5 bowl single drainer sink unit, gas hob with extractor hood, built under oven, tiled splashbacks, space and plumbing for white goods and uPVC double glazed window and doors to the rear.

## FIRST FLOOR

### Landing

With loft access

### Bedroom 1

14'5" x 11'2" (4.41 x 3.42)

With 2 fitted double wardrobes and uPVC double glazed windows to the front.

### En-Suite

Fitted with a three piece suite comprising double shower cubicle with mains fed shower, pedestal wash basin, low level WC, tiled splash backs and uPVC double glazed window to the side.

### Bedroom 2

9'10" x 8'3" (3.01 x 2.53)

With single wardrobe and uPVC double glazed window to the front.

### Bedroom 3

11'6" x 10'0" maximum (3.53 x 3.06 maximum)

With fitted double wardrobe and uPVC double glazed window to the rear.

### Bedroom 4

8'7" x 8'2" (2.64 x 2.51)

With uPVC double glazed window to the rear.

### Bathroom

Fitted with a three piece suite comprising panelled bath with shower/mixer tap, pedestal wash basin, low level WC, tiled splashbacks and uPVC double glazed window to the rear.

## EXTERNAL

Externally to the front is a small open lawn area and driveway leading to single garage with up and over door. The rear larger garden has been fitted with artificial lawn, paved patio area for outdoor furniture and flower bed with space for plants.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 80Mbps , Ultrafast 1000Mbps

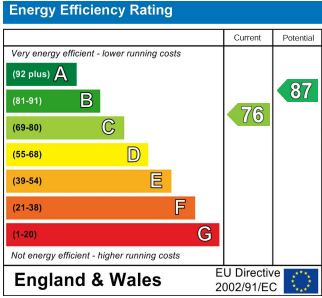
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D- Approx. £2203 (min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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.





120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
[info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

