



Ascot Way, St. Helen Auckland, DL14 9AN  
3 Bed - House  
£148,000

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# Ascot Way

## St. Helen Auckland, DL14 9AN

We are pleased to present this modern house located on Ascot Way in the desirable area of St. Helen Auckland, Bishop Auckland. This property is ideally situated within a popular development, offering convenient access to local amenities and major road networks.

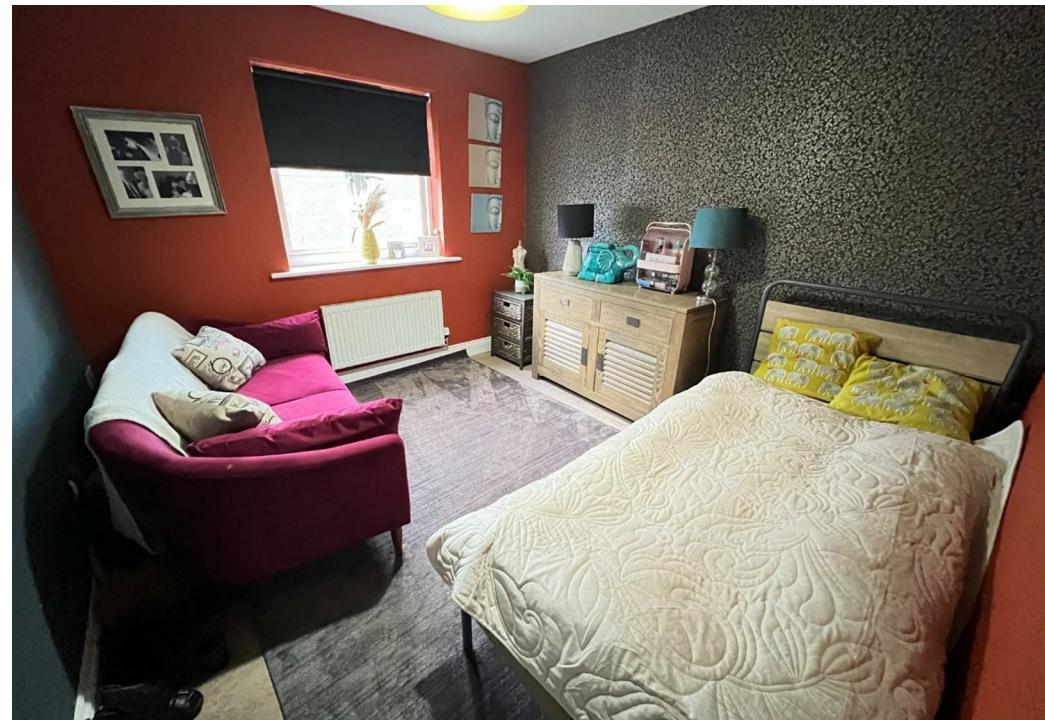
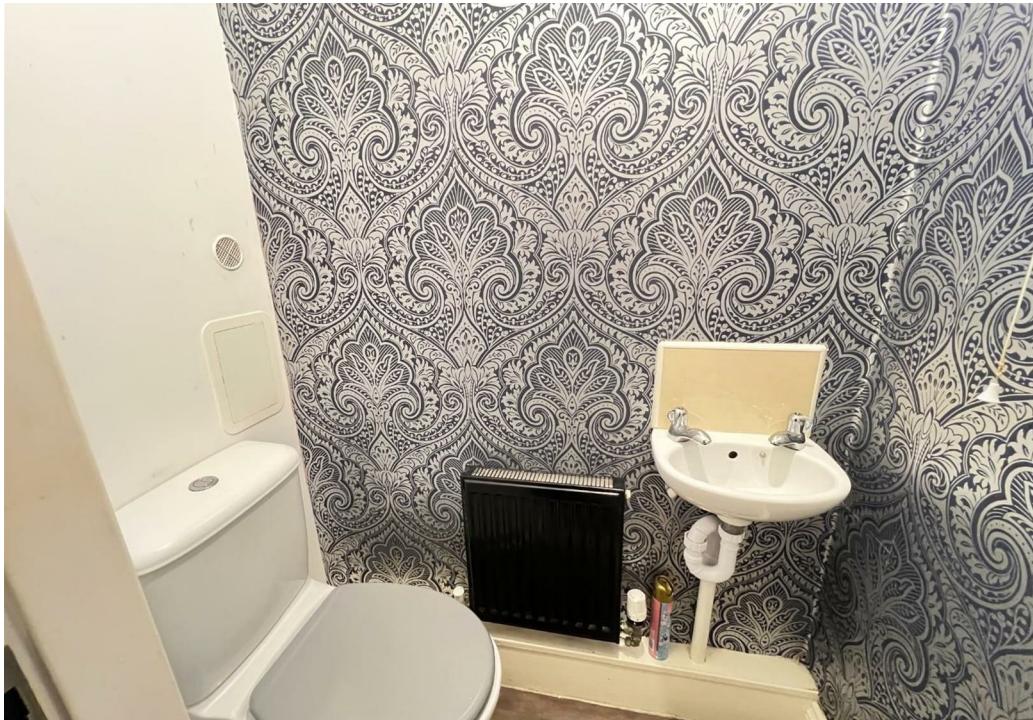
Upon entering, you are welcomed by a spacious entrance hallway that features an under-stairs storage cupboard and provides access to the garage. The ground floor boasts a well-appointed breakfasting kitchen, fitted with a contemporary range of wall and base units, complemented by contrasting work surfaces. This kitchen is equipped with an integrated fridge/freezer, dishwasher, and an electric cooker with a gas hob, making it perfect for culinary enthusiasts. The kitchen also benefits from UPVC double glazed French doors that lead directly to the enclosed rear garden, allowing for seamless indoor-outdoor living.

The first floor comprises a bright lounge with French doors to the front, a dining room, and a study, providing ample space for relaxation and work. The second floor features three bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and comfort. The family bathroom is also located on this floor, complete with modern fixtures.

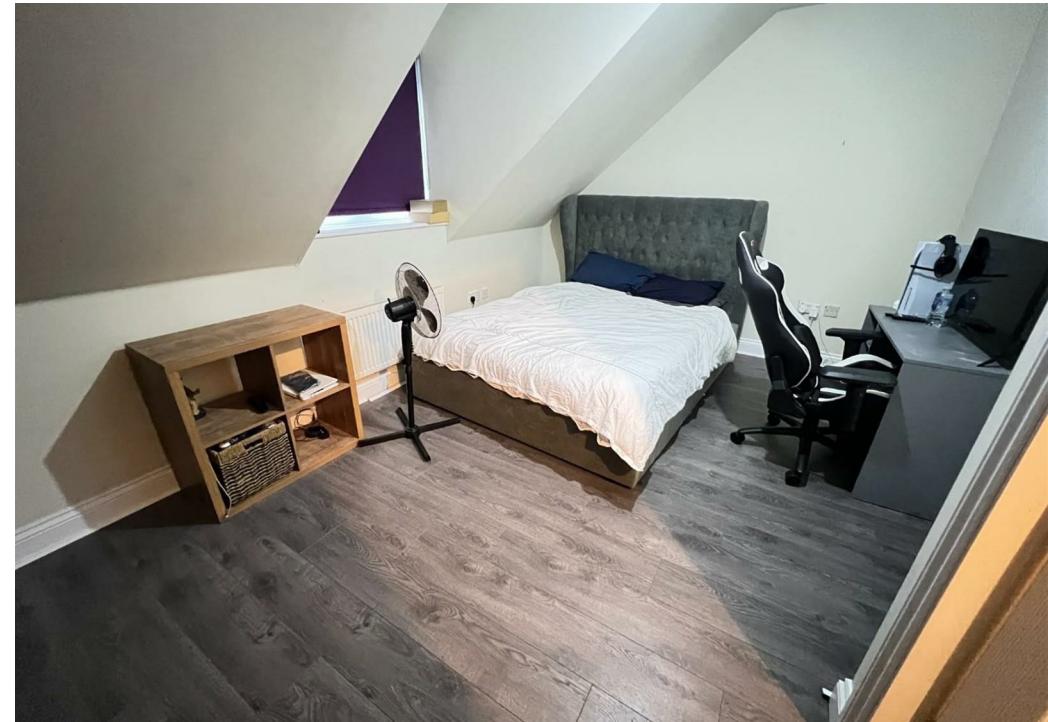
Externally, the property boasts a well-maintained front garden laid to lawn, alongside a driveway leading to the garage. The rear garden is fully enclosed, featuring a patio area and a lawn, ideal for outdoor entertaining or family activities.

This property is a fantastic opportunity for families or professionals seeking a modern home in a convenient location. Viewing is essential to fully appreciate all that this delightful house has to offer.











## GROUND FLOOR

### Entrance Hall

#### Breakfasting Kitchen

16'4" x 13'9" maximum (4.98m x 4.21 maximum )

## FIRST FLOOR

### Landing

#### Lounge

16'4" x 13'8" (4.98m x 4.18m )

#### Dining Room

10'5" x 9'10" (3.20m x 3.00m )

#### Study

10'06 x 6'02 (3.20m x 1.88m )

## SECOND FLOOR

### Landing

( )

#### Bedroom 1

16'4" x 10'7" (4.98m x 3.23m )

#### Ensuite

#### Bedroom 2

13'9" x 8'8" (4.21m x 2.66m )

#### Bedroom 3

9'9" x 7'3" (2.99m x 2.21)

#### Family Bathroom

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band C ( £2268 min)

Energy Rating: TBC

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 authorities. Robinsons cannot accept liability for any information provided.

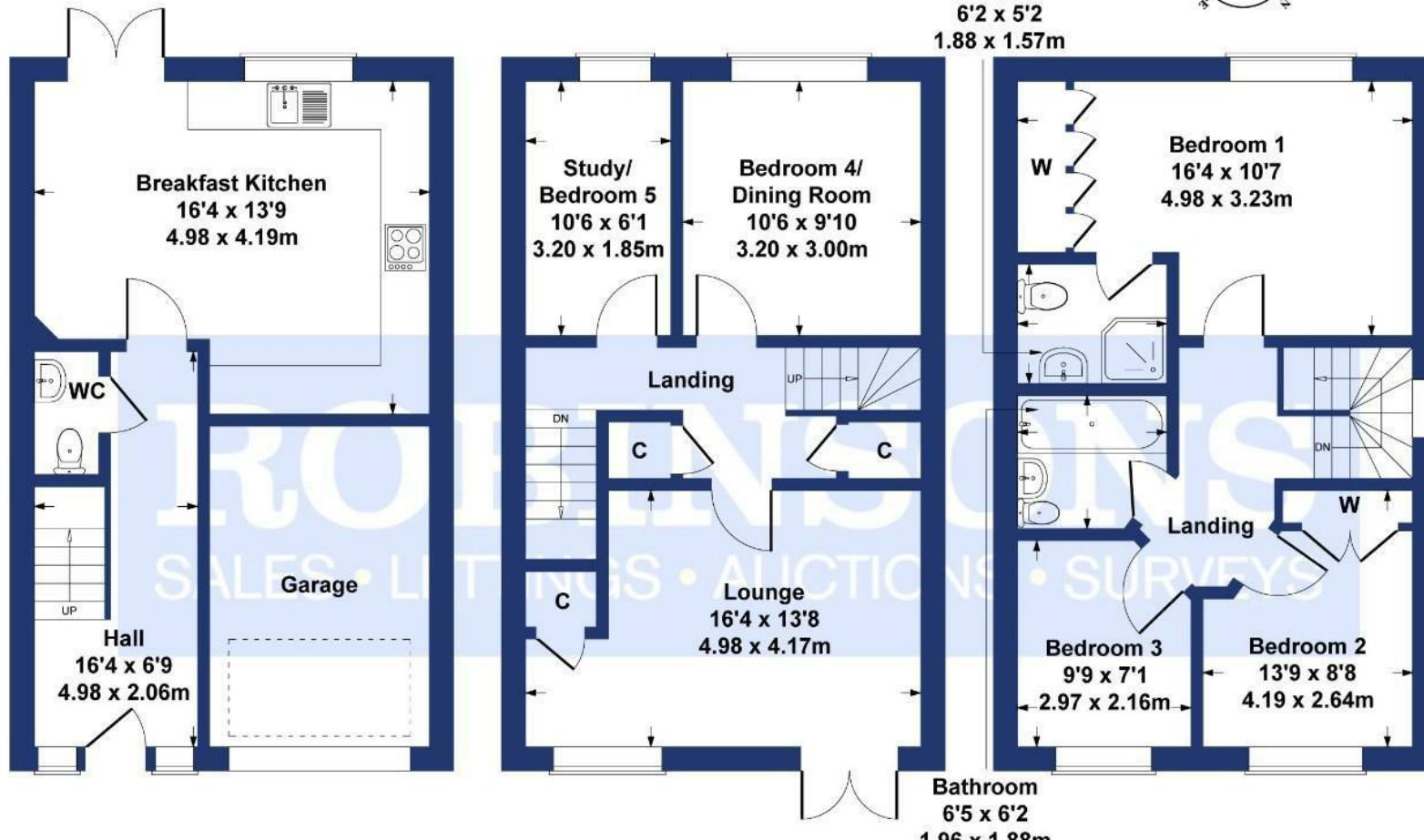
# Ascot Way

Approximate Gross Internal Area  
1348 sq ft - 125 sq m



En-suite  
6'2 x 5'2  
1.88 x 1.57m

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



## GROUND FLOOR

## FIRST FLOOR

## SECOND FLOOR

### 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. 2025

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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