



Northbridge Park, St. Helen Auckland, DL14 9UG  
4 Bed - House - Detached  
£230,000

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# Northbridge Park

## St. Helen Auckland, DL14 9UG

Nestled within the sought-after Northbridge Park estate in St. Helen Auckland, this delightful four-bedroom family home offers a perfect blend of comfort and modern living. Located just a short distance from Tindale retail park and a variety of schools and leisure facilities, this property is ideally situated for families and professionals alike.

Upon entering, you are greeted by a warm and inviting entrance hall that leads to a convenient ground floor two-piece WC. To the right, the generous lounge boasts a window to the front elevation, allowing natural light to flood the space. To the rear of the ground floor, you will find a contemporary fitted kitchen, seamlessly connected to a separate multi purpose dining room, currently used as a snug. This room features patio doors that open onto the beautifully landscaped rear garden, creating an ideal setting for entertaining or enjoying family gatherings.

The first floor hosts a spacious master bedroom complete with fitted wardrobes and an en-suite shower room, ensuring privacy and convenience. Additionally, there are two further double bedrooms and a single bedroom currently used a study, alongside a well-appointed three-piece house bathroom.

Externally, the property is enhanced by a double-width driveway providing ample parking and access to the garage. The rear garden is a true highlight, featuring a gravelled seating area and a lush lawn and block paved patio, perfect for relaxation and outdoor activities. The property also benefits from backing onto open countryside, offering picturesque views and easy access to fields and the railway walk. The current owners have also purchased an additional piece of land to the rear shown on a separate deed giving the potential to extend the rear garden.

The property has new composite external doors and a Baxi 800 boiler, just one year old, ensuring peace of mind for the new owners. This home presents an excellent opportunity to enjoy a spacious and well-located property.













## GROUND FLOOR

### Entrance Hall

### WC

### Lounge

15'10" x 10'5" (4.83 x 3.2)

### Dining Room

10'5" x 10'0" (3.20 x 3.07)

### Breakfasting Kitchen

15'3" x 8'11" (4.65 x 2.74)

## FIRST FLOOR

### Landing

### Bedroom 1

10'5" x 10'2" (3.2 x 3.1)

### Ensuite

### Bedroom 2

10'0" x 9'1" (3.05 x 2.77)

### Bedroom 3

10'0" x 8'3" (3.07 x 2.54)

### Bedroom 4

8'7" x 8'3" (2.64 x 2.54)

### Family Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band D - Approx. £2551 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.

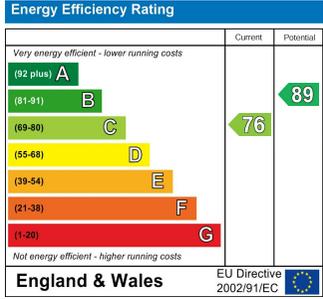
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

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.





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  
www.robinsonsestateagents.co.uk

