



Leazes Lane, St. Helen Auckland, DL14 9DX
5 Bed - House - Mid Terrace
£210,000

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Leazes Lane

St. Helen Auckland, DL14 9DX

Nestled on Leazes Lane in the charming area of St. Helen Auckland, this spacious mid-terrace house presents an excellent opportunity for families seeking a comfortable and versatile living space. Originally two separate houses, this property has been thoughtfully combined to offer an impressive five bedrooms, ensuring ample room for family and guests alike.

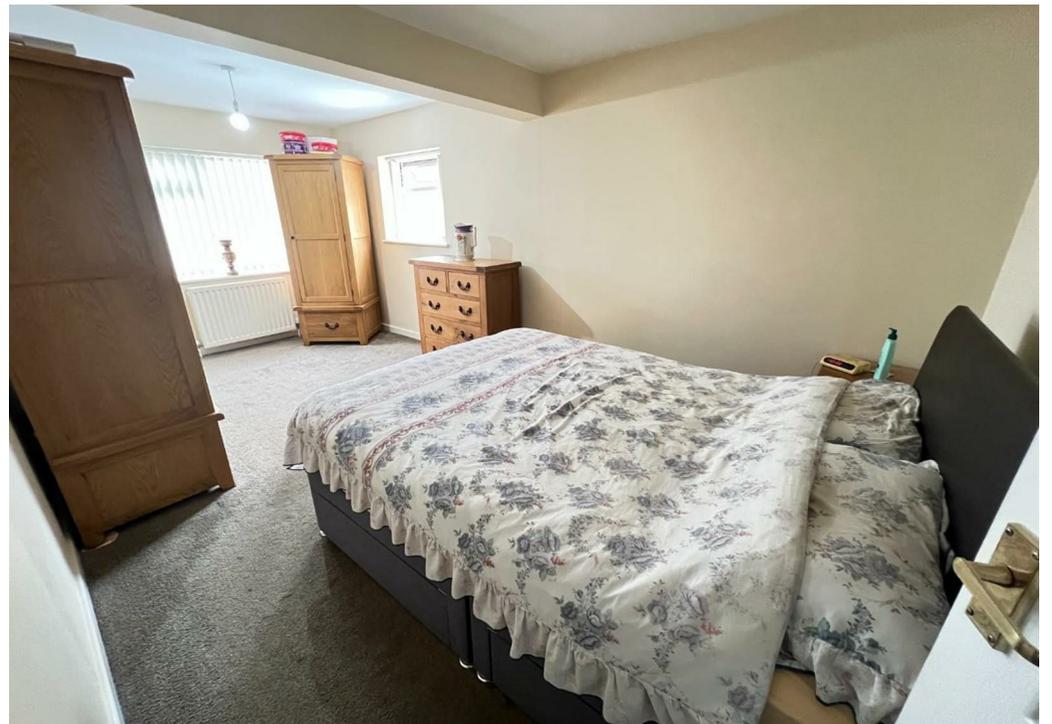
Upon entering, you are greeted by two large reception rooms, perfect for entertaining or relaxing with loved ones. The generous layout allows for a variety of uses, whether it be a formal dining area or a cosy lounge. The heart of the home features a well-appointed family bathroom, alongside an ensuite bathroom attached to the master bedroom, providing convenience and privacy for the occupants. Additionally, there is an extra WC, enhancing the practicality of this delightful residence.

The five good-sized bedrooms offer flexibility for various living arrangements, whether you require space for children, guests, or a home office. Natural light floods the rooms, creating a warm and inviting atmosphere throughout.

This property is further enhanced by the inclusion of solar panels, promoting energy efficiency and sustainability. For those with vehicles, the property boasts parking for several vehicles, a rare find in such a desirable location.

In summary, this mid-terrace house on Leazes Lane is a fantastic family home, combining spacious living areas, multiple bedrooms, and modern amenities in a peaceful setting. It is ideally suited for those looking to settle in a welcoming community while enjoying the comforts of contemporary living.













GROUND FLOOR

Entrance Lobby

Lounge/Dining Room

23'10" x 16'6" (maximum) (7.27 x 5.03 (maximum))

Kitchen

16'6" x 8'9" (5.03 x 2.68)

Reception 2

23'10" x 16'6" (maximum) (7.27 x 5.05 (maximum))

Utility

11'8" x 8'1" (maximum) 1'3" (3.58 x 2.48 (maximum) 0.4)

Conservatory

11'3" x 9'2" (3.45 x 2.81)

FIRST FLOOR

Landing

6'2" (1.89)

Bedroom 1

18'3" x 9'7" 8'10" (5.58 x 2.94 2.70)

Ensuite

Bedroom 2

16'6" x 11'9" (5.04 x 3.60)

Bedroom 3

13'7" x 11'10" (4.16 x 3.61)

Bedroom 4

11'9" x 9'2" (3.60 x 2.81)

Bedroom 5

11'9" x 6'10" (3.60 x 2.10)

Family Bathroom

WC

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 1 Mbps, Superfast 39 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 Min)

Energy Rating: TBC

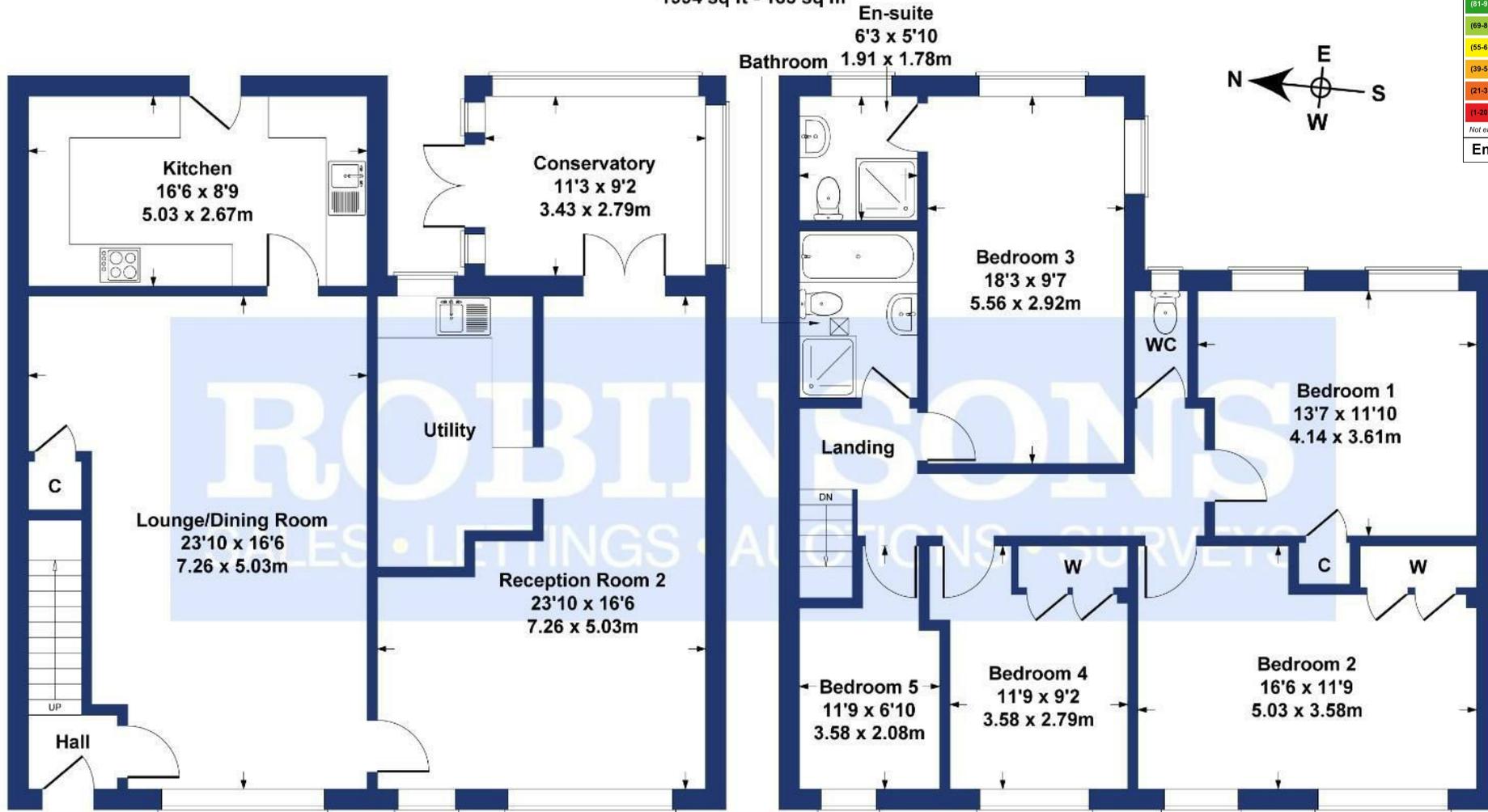
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robnsons cannot accept liability for any information provided.



Leazes Lane

Approximate Gross Internal Area
1994 sq ft - 185 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(23-34) E		
(13-22) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

FIRST 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.

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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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