



Walton Crescent

St. Helen Auckland, Bishop Auckland, DL14 9GE

Offers Over £110,000



Spacious, two bed roomed, semi detached property offered for sale on Walton Crescent in St. Helen Auckland. This well appointed property is complete with good sized rear garden and off street parking for two cars on its driveway. This property is perfect for first time buyers, couples or investors alike. Tindale Retail Park is close by and Bishop Auckland town centre is only approx. 2.5 miles away providing access to a range of amenities such as; supermarkets, popular high street stores, restaurants and café's and both primary and secondary schools. It is a great location for commuters as there is an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York. The A688 is nearby which leads to the A1(M) both North and South.

In brief the property comprises; an entrance hallway leading through into the kitchen, living room and cloakroom on the ground floor. The first floor accommodates the two large double bedrooms and the family bathroom. Externally the property has a large gravelled driveway to the front offering space for two vehicles to park, whilst to the rear there is a good size rear garden mainly laid to lawn along with patio area ideal for outdoor furniture.



Living Room 12'6" x 11'10" (3.83m x 3.63m)
Spacious and bright main reception room with patio doors to the rear leading out to the garden. Complete with neutral decor and ample space for furniture.

Kitchen 11'9" x 5'2" (3.6m x 1.6m)
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Cloakroom 4'11" x 2'11" (1.5m x 0.9m)
Fitted with WC and wash hand basin.

Master Bedroom 12'7" x 11'7" (3.86m x 3.55m)
The master bedroom is a spacious double bedroom with space for further furniture and window to the front elevation.

Bedroom Two 12'3" x 6'6" (3.75m x 2.0m)
The second bedroom is another double bedroom with window to the rear elevation.

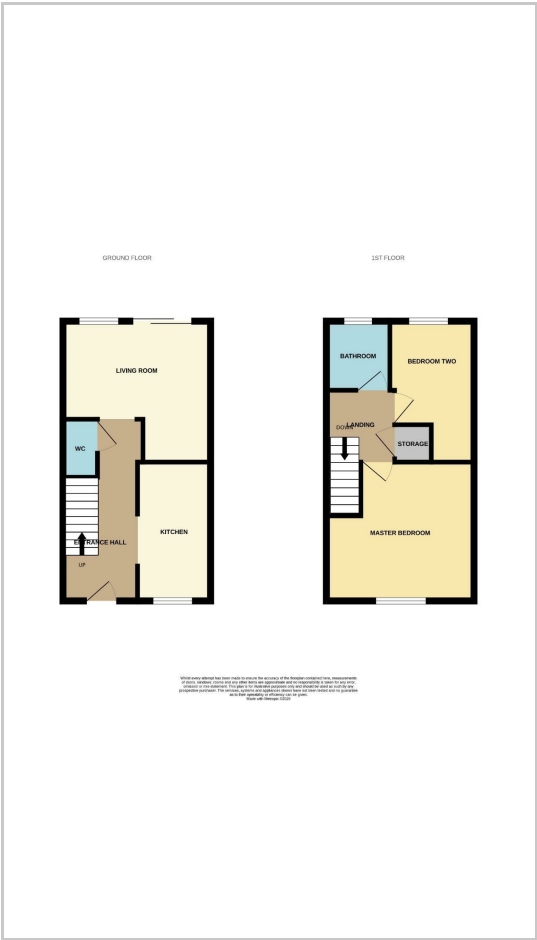
Bathroom 5'10" x 5'10" (1.8m x 1.8m)
The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally the property has a large gravelled driveway to the front, providing plenty of off street parking. Whilst to the rear there is a good sized rear garden mainly laid to lawn complete with patio area for outdoor furniture.

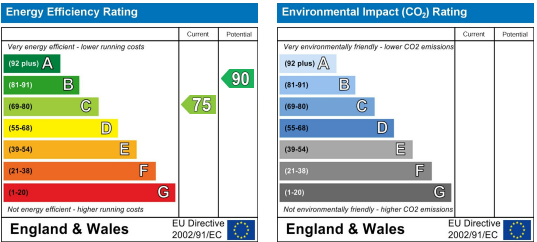
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.