



## Melrose Drive

St Helen Auckland, DL14 9EN

By Auction £45,000



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Three bed roomed, terraced property located on Melrose Drive in St Helen Auckland, benefiting from having a garden and garage. The property is only a short distance away is Tindale Retail Park which has a range of supermarkets, popular high street stores and food outlets whilst Bishop Auckland offers further amenities and both Primary and Secondary schools. There is an extensive public transport system in the area which allows for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and York.

In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a garden to the front and rear along with a single detached garage.



## Living Room 14'7" x 12'4" (4.47 x 3.78)

The living room is located to the front of the property, providing ample space for furniture and large window to the front elevation allowing lots of natural light.

## Dining Room 8'10" x 8'6" (2.71 x 2.6)

The second reception room is another good size, with space for a table and chairs, further furniture and window to the rear elevation.

## Kitchen 10'0" x 9'10" (3.07 x 3.0)

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing kitchen appliances.

## Cloakroom 5'10" x 2'8" (1.8 x 0.83)

Fitted with a WC and wash hand basin.

## Master Bedroom 12'5" x 12'1" (3.8 x 3.7)

The master bedroom is a spacious double bedroom, with fitted wardrobes and window to the front elevation.

## Bedroom Two 12'4" x 9'3" (3.77 x 2.84)

The second bedroom is a further double bedroom with fitted wardrobes, window to the rear elevation.

## Bedroom Three 9'1" x 8'5" (2.78 x 2.57)

The third bedroom is a single room with window to the front elevation.

## Shower Room 7'0" x 5'6" (2.15 x 1.7)

The shower room contains a walk in shower, WC and wash hand basin. Window to the rear elevation.

## External

Externally the property has a garden to the front and rear along with a single detached garage.

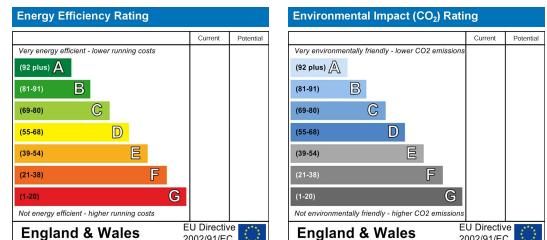
## Area Map



## 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.