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Northbridge Park St. Helen Auckland, Bishop Auckland, DL14  
9UG

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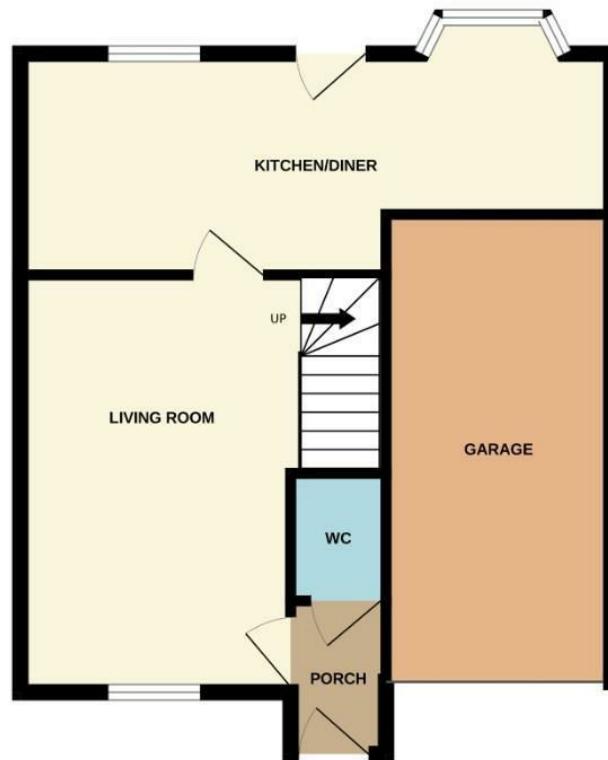
Offers In The Region Of £190,000

Well presented, three bedrooomed detached family home located on Northbridge Park in St. Helen Auckland. Situated within a popular residential development, the property is just a short distance from local amenities including primary schools and convenience stores whilst the ever expanding Tindale retail park offers access to supermarkets, high street shops, popular retail stores, restaurants and cafes. Neighbouring town Bishop Auckland has further facilities including secondary schools, restaurants, independent stores and shops. There is an extensive public transport system locally, allowing for regular access to the neighbouring towns and villages as well as to further afield places, such as; Darlington, Durham and Newcastle. The A68 is close by for commuters.

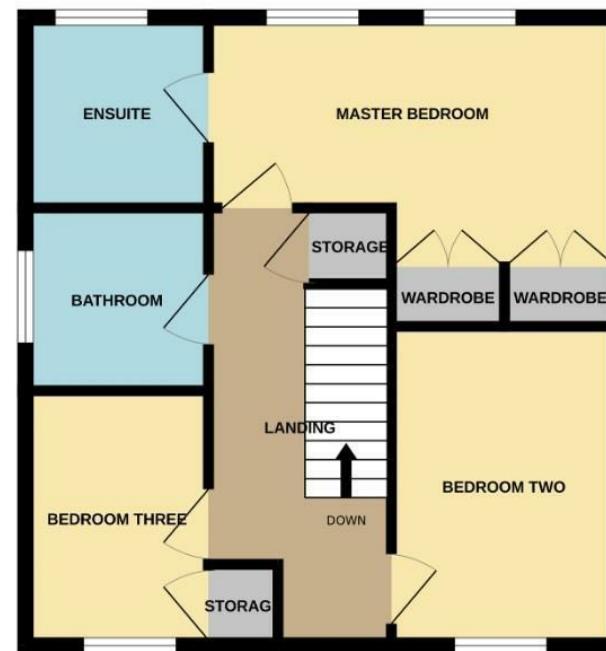
In brief the property comprises; an entrance porch leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further good size bedrooms and family bathroom. Externally the property has a lawned garden to the front along with a garage and driveway providing off street parking. Whilst to the rear there is an large enclosed garden, mainly laid to lawn with established perimeter borders and patio area ideal for outdoor furniture.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
[bishopauckland@hunters.com](mailto:bishopauckland@hunters.com) | [www.hunters.com](http://www.hunters.com)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Living Room

14'9" x 9'7"

Bright and spacious living room location to the front of the property, benefiting from neutral decor, ample space for furniture and window to the front elevation.

## Kitchen/Diner

21'7" x 7'10"

The kitchen is fitted with a range of wood effect, wall base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer unit. Benefiting from a integrated oven, hob and overhead extractor along with space for further free standing appliances. There is space for a table and chairs and the bay window to the rear overlooks the garden.

## Cloakroom

4'7" x 3'1"

The cloakroom is fitted with a WC and wash hand basin.

## Master Bedroom

14'9" x 9'2"

The master bedroom is a spacious double bedroom with space for a king sized bed, further furniture and benefiting from built in wardrobes. Two window to the rear elevation overlooking the garden.

## Ensuite

6'10" x 6'6"

The ensuite is fitted with a single shower cubicle, WC and wash hand basin.

## Bedroom Two

11'5" x 8'3"

The second bedroom is another generous double bedroom with space for further furniture and window to the front elevation.

## Bedroom Three

9'0" x 6'6"

The third bedroom is a further good size bedroom with fitted storage cupboard and window to the front elevation.

## Bathroom

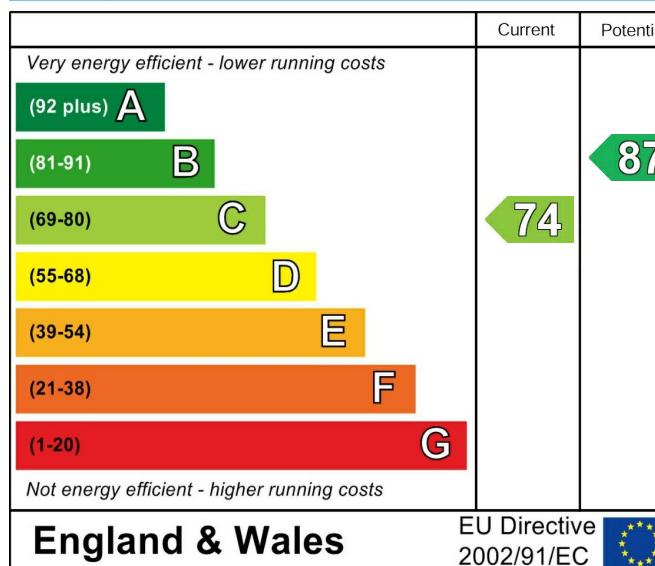
6'7" x 6'6"

The bathroom contains a panelled bath, WC and wash hand basin. Window to the side elevation.

## External

Externally the property has a lawned garden to the front along with a garage and driveway providing off street parking. Whilst to the rear there is an large enclosed garden, mainly laid to lawn with established perimeter borders and patio area ideal for outdoor furniture.

## Energy Efficiency Rating



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. 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.

