



## Ascot Way

St Helen Auckland, DL14 9DQ

£700 Per Month



Two bedroomed property to let on Ascot Way in St Helen Auckland. The property benefits from a driveway, along with a rear garden and is modern throughout. Located in a quiet cul de sac location within St Helen Auckland. A short distance from Tindale Retail park providing easy access to a wide variety of local amenities including supermarkets, retail stores, cafes and traditional pubs. Bishop Auckland is also only approximately 3.7 miles away, containing a further array of amenities including the train station with great links for commuters to; Durham; Newcastle and York.

In brief the property comprises; an entrance porch leading into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom, second good size bedroom and family bathroom. Externally the property has a driveway available to the front, whilst to the rear there is an enclosed garden mainly laid to lawn.



## Living Room

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

## Kitchen

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

## Cloakroom

Fitted with a WC and wash hand basin.

## Master Bedroom

The master bedroom is a spacious double bedroom with two windows to the front elevation.

## Bedroom Two

The second bedroom is another double bedroom with window to the rear elevation.

## Bathroom

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

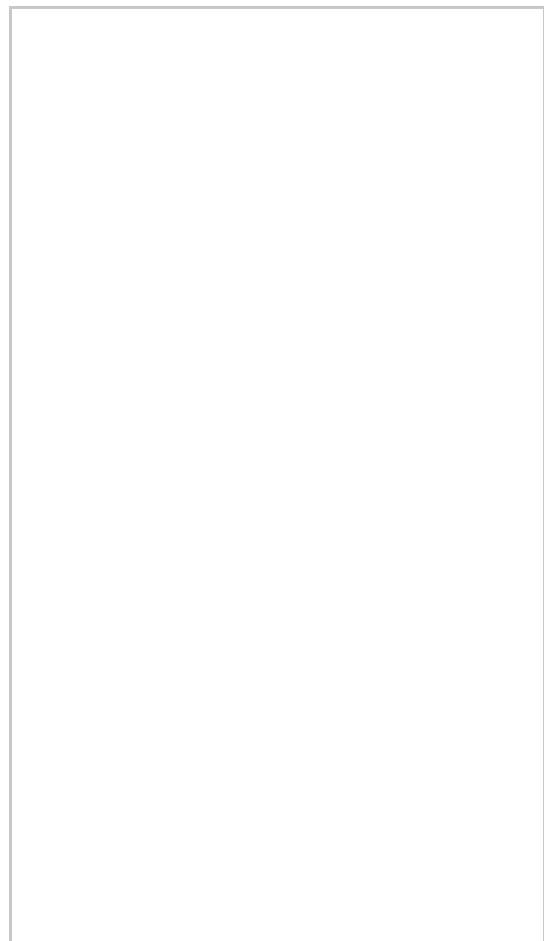
## External

Externally the property has a driveway available to the front, whilst to the rear there is an enclosed garden mainly laid to lawn.

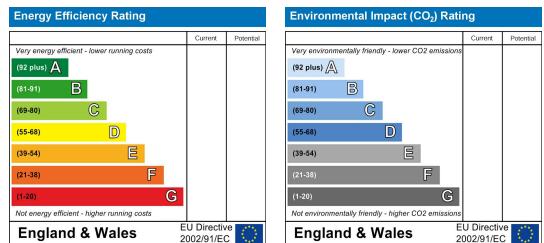
## Area Map



## 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.