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22 Manor Road, St. Helen Auckland, Bishop Auckland, DL14
9EP

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Price £75,000

Offered to the market with no onward chain is this three bedroomed, mid-terrace property located on Manor Road, St Helen Auckland. Benefiting from all new windows and plenty of storage space throughout, this will be an ideal property for investors and first time buyers alike. Pleasantly positioned just a short distance from local amenities including primary schools and convenience stores, whilst Tindale's ever expanding retail park allows for easy access to a further range of facilities such as supermarkets, popular retail stores and restaurants, the new cinema/bowling/shopping complex. The property is also only approximately 2.3 miles from Bishop Town centre where there are further healthcare amenities, secondary schools and excellent transport links via both bus and the train station. The A68 and the A688 are nearby for commuters.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen, cloakroom and storage rooms to the ground floor. The first floor hosts the master bedrooms, two further bedrooms and family bathroom. Externally, the property has a walled garden mainly laid to lawn with established plants and shrubbery to the front where on street parking is also available. To the rear, there is an enclosed paved yard with gated access into the back lane.

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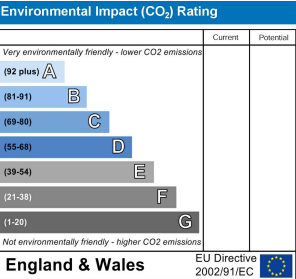
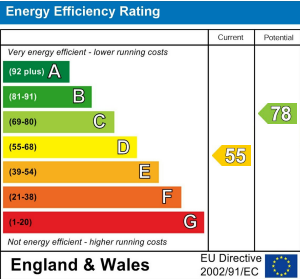
GROUND FLOOR



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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Living Room

14'5" x 11'9"
The living room is located to the front of the property and provides a bright, welcoming reception space with plenty of room for furniture, gas fire with feature surround and large window allowing for plenty of natural light.

Dining Room

9'6" x 8'11"
Another well sized reception room with space for a table and chairs and French doors leading into the rear yard.

Kitchen

11'9" x 9'6"
The kitchen is fitted with a range of base and drawer units, complementing work surfaces, sink/drain. Space is available for free standing appliances and furniture, with storage cupboard.

Cloakroom

6'2" x 2'11"
The cloakroom is fitted with a WC.

Master Bedroom

14'5" x 10'9"
The master bedroom is a great space with plenty of room for a king sized bed and further furniture, benefiting from fitted wardrobes with sliding doors and large window to the front elevation providing ample natural light.

Bedroom Two

14'5" x 8'6"
Another great sized bedroom with space for a double bed, further furniture and window to the rear elevation.

Bedroom Three

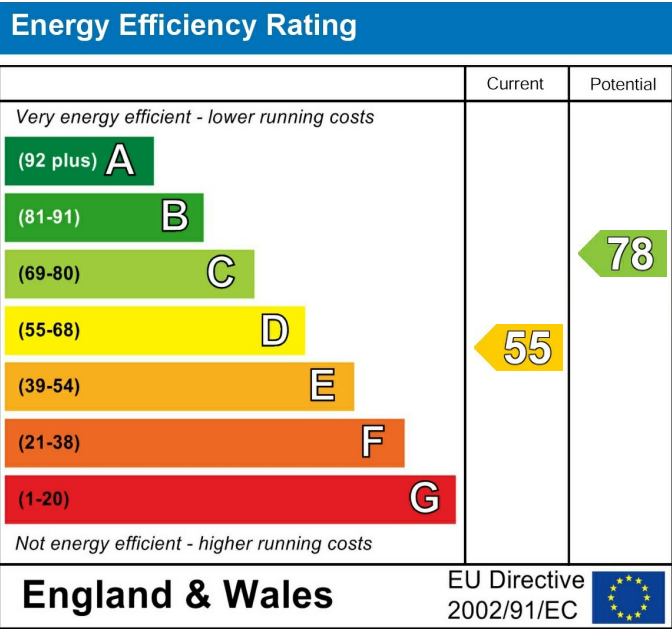
8'6" x 7'10"
The third bedroom is a single room with space for furniture and window to the front elevation.

Bathroom

7'10" x 5'6"
The bathroom is fitted with a double walk-in shower cubicle, wash hand basin and WC. Frosted window to the rear elevation.

External

Externally, the property has a walled garden mainly laid to lawn with established plants and shrubbery to the front where on street parking is also available. To the rear, there is an enclosed paved yard with gated access into the back lane.



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.

