



**HUNTERS**<sup>®</sup>

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Ascot Way St. Helen Auckland, Bishop Auckland, DL14 9AN

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Price £115,000

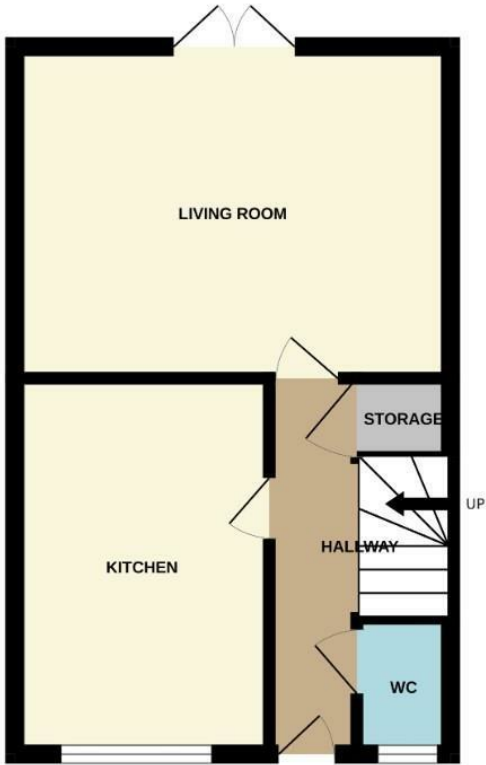
Modern two bedroomed, semi detached property offered for sale with no onward chain. The property benefits from two allocated parking spaces, along with a rear garden and is modern throughout. Located in a quiet cul de sac location within St Helen Auckland. A short distance from Tindale Retail park providing 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 hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with fitted wardrobes, second bedroom and bathroom. Externally the property benefits from two parking bays to the front, as well as an enclosed garden mainly laid to lawn with patio area for outdoor furniture.

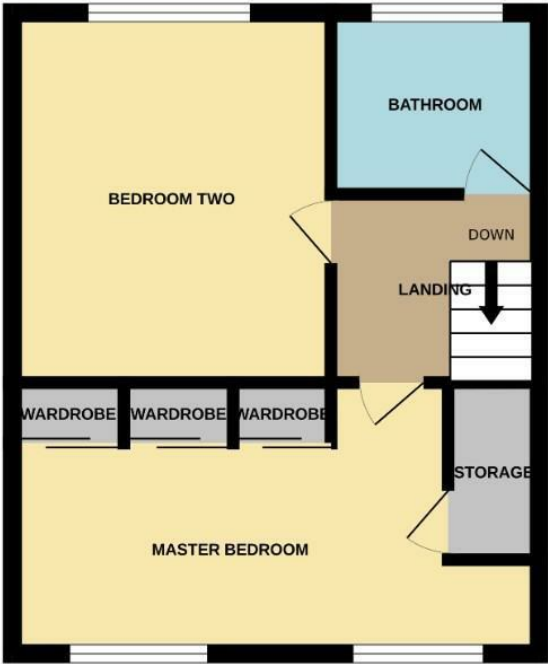
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GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Living Room**

13'5" x 10'2"

Bright and spacious living room located to the rear of the property, with neutral decor, ample space for furniture and French doors to the rear leading into the garden.

**Kitchen**

11'5" x 6'6"

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

**Master Bedroom**

13'5" x 8'2"

The master bedroom provides space for a double bed, benefits from built in wardrobes and two windows to the front elevation.

**Bedroom Two**

11'5" x 6'6"

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

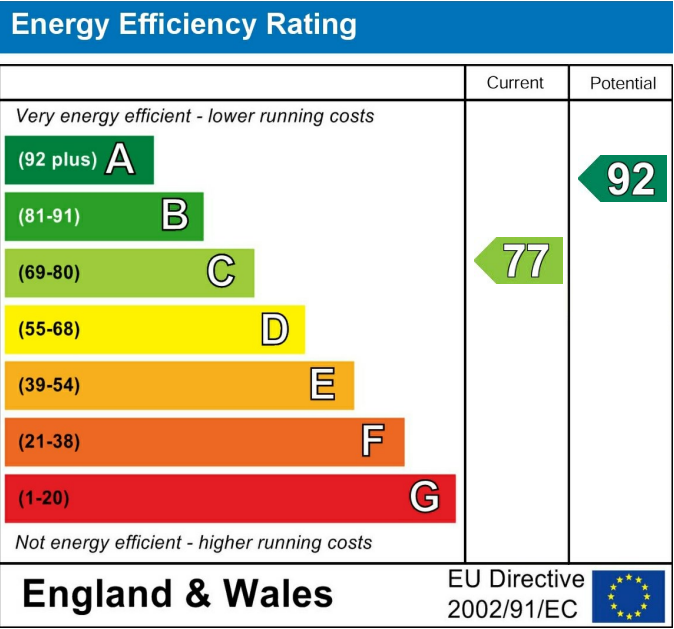
**Bathroom**

6'4" x 5'6"

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

**External**

Externally the property benefits from two parking bays to the front, as well as an enclosed garden mainly laid to lawn with patio area for outdoor furniture.



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.









