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Laburnum Grove

St. Helen Auckland, Bishop Auckland, DL14 9GF

Offers In Excess Of £150,000



Beautifully presented, three bedroomed semi detached property located on Laburnum Grove in St Helen Auckland. Pleasantly positioned with easy access to amenities, a good sized rear garden as well as off street parking, perfect for a variety of buyers. The nearby retail park at Tindale is ever expanding and offers a range of popular high street retail stores, cafes, food outlets, shops as well as the new shopping complex. It is also approximately 2 miles from Bishop Auckland town centre with further facilities such as healthcare amenities, secondary schools, independent shops, cafés and restaurants as well as great transport links via both train and bus to locations such as Durham, Darlington and Newcastle.

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 ensuite, two further bedrooms and the family bathroom. Externally the property has a paved driveway to the front providing off street parking for two cars, whilst to the rear there is a large enclosed lawned garden.



Living Room 13'8" x 13'1" (4.18m x 4.0m)

Bright and spacious living room located to the front of the property, benefiting from modern decor, ample space for furniture and large window to the front elevation allowing plenty of natural light.

Kitchen/Diner 16'11" x 10'3" (5.17m x 3.14m)

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Benefiting from integrated appliances including; an oven, hob, overhead extractor, fridge/freezer and washing machine. Space is available for a table and chairs and French doors to the rear lead out into the garden.

Cloakroom 5'6" x 2'11" (1.7m x 0.89m)

Fitted with a WC and wash hand basin.

Master Bedroom 13'8" x 8'10" (4.19m x 2.7m)

The master bedroom is a generous double bedroom, providing space for a king sized bed, further furniture and contains fitted wardrobes. Window to the front elevation.

Ensuite 7'4" x 5'7" (2.24m x 1.71m)

The ensuite contains a double walk in shower cubicle, WC and wash hand basin.

Bedroom Two 10'7" x 8'4" (3.23m x 2.56m)

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

Bedroom Three 8'6" x 6'0" (2.61m x 1.85m)

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

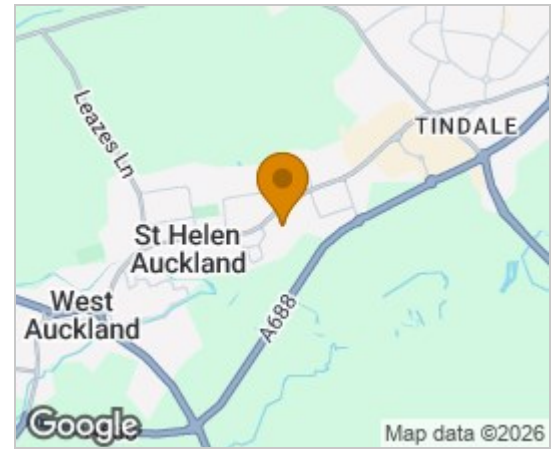
Bathroom 6'11" x 6'2" (2.12m x 1.9m)

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

External

Externally the property has a paved driveway to the front providing off street parking for two cars, whilst to the rear there is a large enclosed lawned garden.

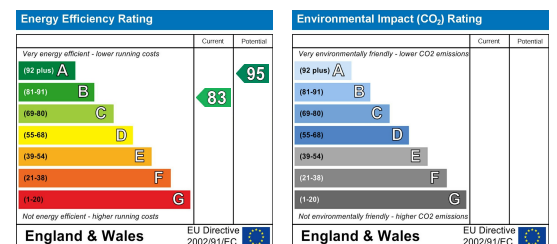
Area Map



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.

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