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116 Northbridge Park, St. Helen Auckland, Bishop Auckland,
County Durham, DL14 9UJ

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Price £190,000

Immaculate four bedroomed family home, pleasantly positioned within Northbridge Park, St Helen Auckland. This well presented detached property is both modern and spacious throughout. Located only approx 1 mile from the Tindale Retail Park which boasts a large array of supermarkets, restaurants, popular high street stores and cafes. It is also only approx 1.5miles from Bishop Auckland's town centre which has further access to both primary and secondary schools as well as healthcare services and an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance hall leading through into the living room, large open plan kitchen/diner, utility room and cloakroom. The first floor contains a master bedroom with ensuite, three further spacious bedrooms and modern family bathroom. Externally the property has a lawned garden to the front, large driveway and the garage has been divided providing a storage area to the front. To the rear of the property there is a large enclosed garden which is mainly laid to lawn with seating areas ideal for outdoor furniture.

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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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Entrance Hall

Bright and spacious entrance hall leading through into the main reception rooms, cloakroom and stairs ascending to the first floor.

Living Room

15'9" x 10'5"
The living room is located to the front of the property, benefiting from modern decor, ample space for furniture and large window to the front elevation providing plenty of natural light.

Kitchen/Diner

26'0" x 8'10"
Spacious open plan kitchen/diner to the rear of the property with French doors leading out into the garden.

Kitchen

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Fitted with an integrated oven, hob, overhead extractor hood along with space for undercounter appliances such as a fridge, washing machine and tumble dryer.

Dining Area

The dining area provides space for a table and chairs along with further furniture.

Utility Area

9'2" x 8'2"
The rear of the garage has been converted into a utility area, providing space for further appliances such as a fridge/freezer along with additional storage space.

Cloakroom

5'6" x 2'11"
The cloakroom contains a WC and wash hand basin.

Master Bedroom

14'3" x 10'4"
The master bedroom provides space for a king sized

bed, wardrobes and has access into the ensuite. Window to the front elevation.

Ensuite

7'2" x 4'7"
The ensuite contains a double shower cubicle, WC and wash hand basin.

Bedroom Two

11'9" x 9'10"
The second bedroom is another large double bedroom with neutral decor and window to the rear elevation.

Bedroom Three

10'2" x 8'3"
The third bedroom is a double bedroom with window to the front elevation.

Bedroom Four

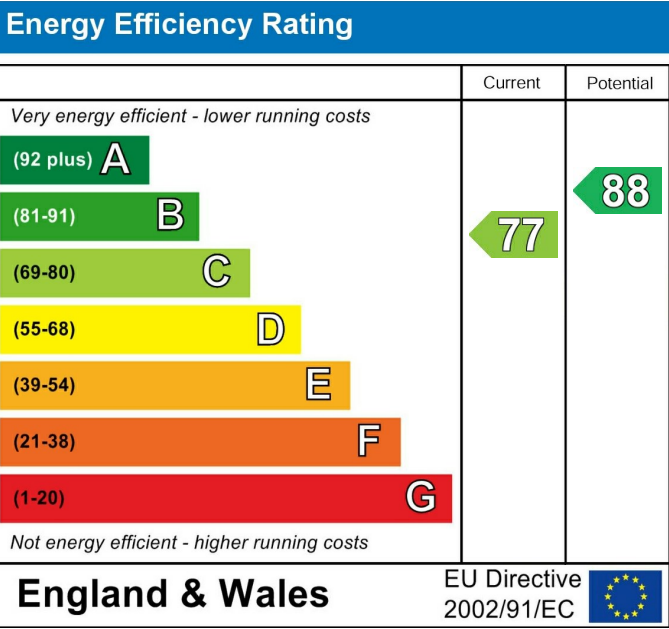
8'8" x 8'3"
The fourth bedroom is currently utilised as a playroom, however is a further double bedroom with window to the rear elevation.

Bathroom

7'2" x 5'6"
The modern family bathroom has been recently refitted with bath, perimeter tiling, WC and wash hand basin. Opaque window to the rear elevation.

External

To the front of the property there is a lawned garden and driveway. Whilst to the rear there is a large lawned garden with fenced borders and seating areas ideal 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.



