



Warner Avenue

St. Helen Auckland, Bishop Auckland, DL14 9GG

Price £200,000



Four bedroomed detached family home located in St Helen Auckland. This modern family home is situated on in a popular residential area of St Helen Auckland and would be an ideal property for first time buyers or growing families alike. A short distance from Tindale retail park which offers easy access to a range of local amenities such as supermarkets, shops, cafés, restaurants and pubs. Further to this it is also only approximately 2 miles from Bishop Auckland which provides a further array of shops as well as schools and healthcare facilities.

In brief the property comprises; an entrance hall which leads through to the living room, separate dining room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and the family bathroom. Externally there is an enclosed garden to the rear which is mainly laid to lawn along with patio seating area, to the front there is a large driveway and garage providing off street parking.



ENTRANCE HALL
Entrance hall leading into the main reception rooms and stairs ascending to the first floor landing.

LIVING ROOM 11'2" x 17'1" (3.4 x 5.2)
Spacious and neutrally decorated living room, providing ample space for furniture and large window to the front elevation providing plenty of natural light.

KITCHEN 7'10" x 14'5" (2.4 x 4.4)
The kitchen contains a range of light wood effect wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated electric oven, hob and concealed overhead extractor hood, along with space for a fridge/freezer and washing machine.

DINING ROOM 9'6" x 12'6" (2.9 x 3.8)
The second reception room is another good size, currently utilised as a second living area but provides ample space for a table and chairs and sliding doors to the rear open into the rear garden.

CLOAKROOM
The cloakroom contains a WC and wash hand basin.

MASTER BEDROOM 8'6" x 13'9" (2.6 x 4.2)
The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

ENSUITE
Ensuite which contains a single shower cubicle, WC and wash hand basin.

BEDROOM TWO 8'6" x 11'6" (2.6 x 3.5)
The second bedroom is another spacious double bedroom with window to the rear elevation.

BEDROOM THREE 7'3" x 8'10" (2.2 x 2.7)
The third bedroom is another good size bedroom with window to the rear elevation.

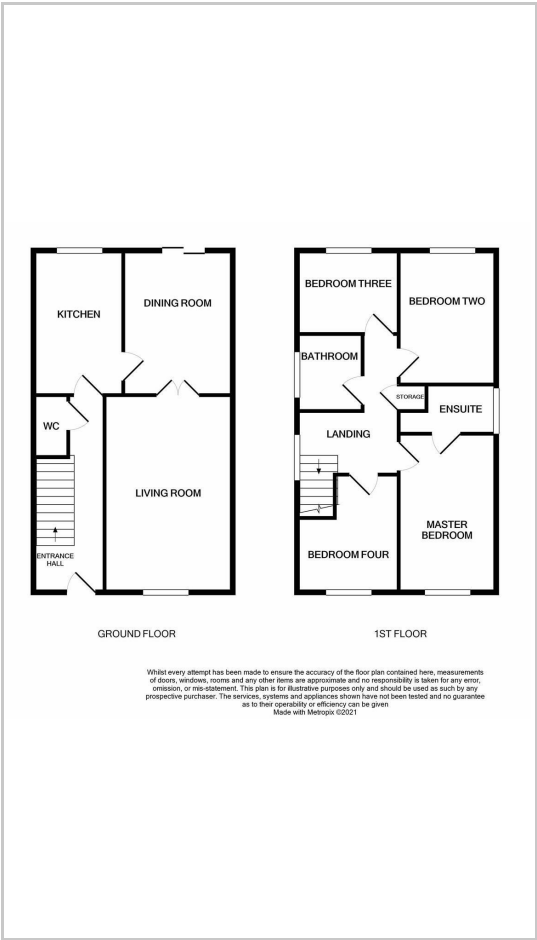
BEDROOM FOUR 8'10" x 10'2" (2.69 x 3.1)
The fourth bedroom is a single bedroom with window to the front elevation.

BATHROOM
The bathroom contains a panelled bath, perimeter tiling, WC and wash hand basin and opaque window to the side elevation

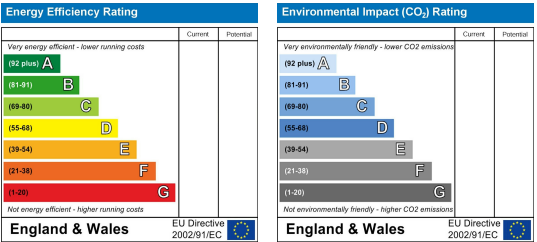
Area Map



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.