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Helena Terrace Bishop Auckland, DL14 6BP

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Price £80,000

CHARMING MID-TERRACE WITH FIELD VIEWS - £80,000

Located on the sought-after Helena Terrace in Bishop Auckland, this delightful two-bedroom mid-terrace property offers the perfect blend of character, convenience and community.

****Enviable Location****

Positioned directly overlooking Bishop Auckland playing fields, this home benefits from uninterrupted green views and privacy at the front – no overlooking neighbours, just open space and natural light. Being opposite the playing fields makes this property ideal for dog owners and parents alike, offering convenient access to outdoor space right on your doorstep. The property sits just a short stroll from Bishop Auckland town centre while being approximately 1 mile from the ever-expanding Tindale retail park with its excellent selection of restaurants, high street shops and supermarkets.

****Recently Upgraded Throughout****

The property has undergone a comprehensive upgrade in March 2024 by the current owners, including new carpets throughout, new vinyl flooring to the bathroom and kitchen/diner, and has been freshly redecorated throughout. New thermostatic radiator valves and remote thermostat were also installed.

****Practical Living Space****

Inside, you'll discover a bright and airy home with thoughtfully arranged accommodation. The inviting entrance hall leads to a spacious living room at the front, taking full advantage of those field views. The heart of this home is the versatile kitchen/diner – a generous space with ample room for dining furniture, perfect for family meals and entertaining friends. The kitchen has been upgraded with a new inbuilt oven and hob.

****Light-Filled Bedrooms****

Upstairs, the master bedroom at the front is particularly impressive, benefiting from abundant natural light and those open field views. The second double bedroom offers additional versatile space to complete the first floor accommodation.

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****Outside Space & Practicalities****

The practical benefits continue with on-street parking available to the front and a secure, enclosed yard to the rear with gated access to the back lane. Excellent travel connections are available via bus or train, with the train station just 0.5 miles away, providing regular services to Darlington, Durham, Newcastle and York.

****Fully Maintained & Safety Compliant****

For your peace of mind, the property is fully compliant with all safety requirements, featuring an up-to-date gas safety certificate (February 2024), current electrical safety certificates, and a recently serviced boiler (2024).

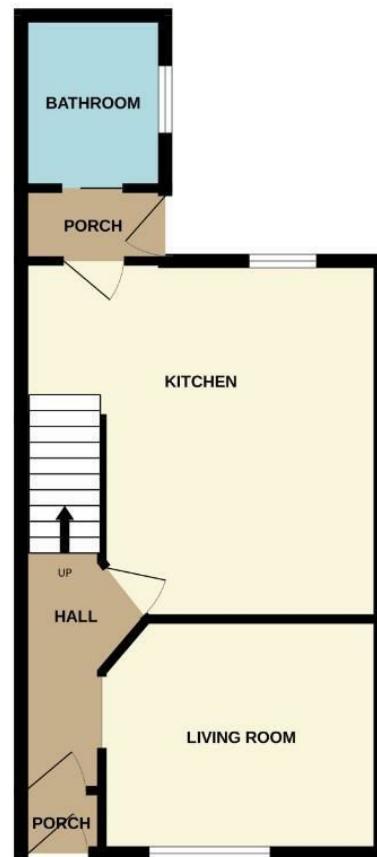
****Perfect Investment or First Home****

Available either with tenant in situ (ideal for investors) or with vacant possession for those looking to create their perfect home, this property represents excellent value and potential in a great location.

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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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			57
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

Living Room

12'1" x 11'5"

Bright and spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture and window to the front elevation.

Kitchen/Diner

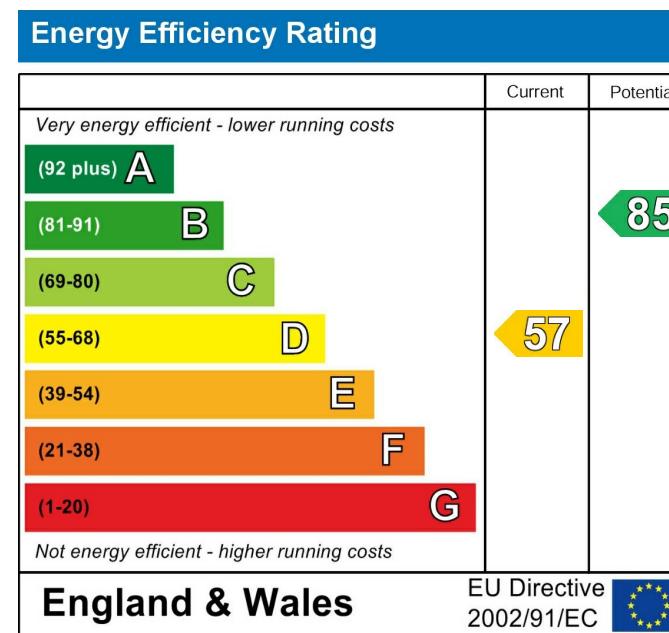
15'1" x 12'9"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainer unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further freestanding appliances and a dining table and chairs.

Bathroom

7'3" x 5'10"

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



Master Bedroom

14'11" x 12'1"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

12'9" x 8'6"

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

External

Externally the property has on street parking available to the front, whilst to the rear there is an enclosed 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.





