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Warner Avenue

St. Helen Auckland, Bishop Auckland, DL14 9GG

Price £110,000

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Two bedroomed property located on Warner Avenue in St Helen Auckland. This modern family home is situated on in a popular residential area of St Helen Auckland and is 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 leading to the kitchen, living room/diner and cloakroom. The first floor contains the master bedroom, second bedroom and shower room. Externally there is a small lawned garden to the front along with gravelled driveway providing off street parking. To the rear there is a large enclosed lawned garden with patio area ideal for outdoor furniture and perimeter fenced border.







Kitchen 6'1" x 11'9" (1.87 x 3.6)
The kitchen contains a range of wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated electric oven, gas hob and concealed overhead extractor hood along with space for further free standing appliances.

Living Room 11'10" x 12'6" (3.63 x 3.83)
Spacious living room located to the rear of the property providing space for living room furniture, along with a table and chairs and sliding doors to the rear leading into the garden.

Cloakroom 2'11" x 4'11" (0.9 x 1.5)
The cloakroom contains a WC and wash hand basin.

Master Bedroom 11'5" x 12'5" (3.5 x 3.8)
The master bedroom is a spacious double bedroom with ample space for furniture, built in storage cupboard and window to the front elevation.

Bedroom Two 6'6" x 9'6" (2 x 2.9)
The second bedroom is a good size single room with window to the rear elevation.

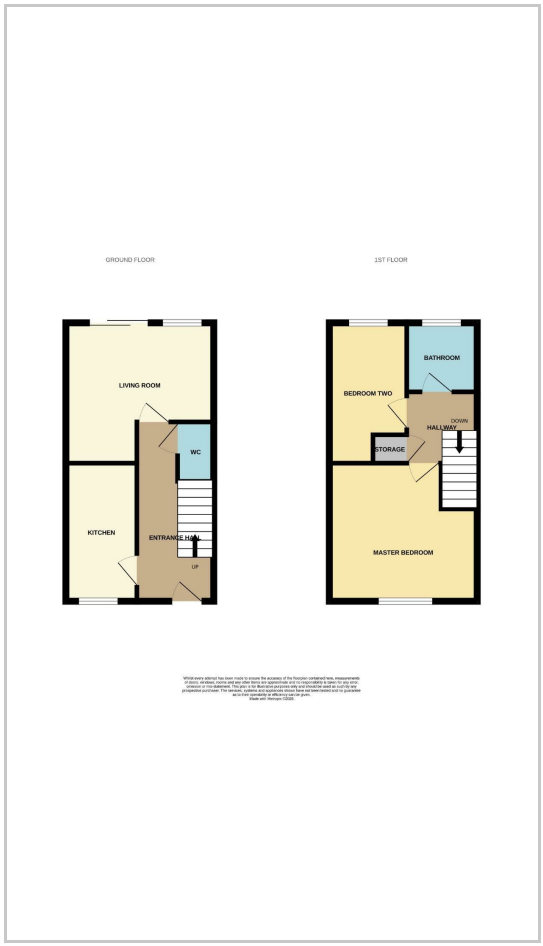
Shower Room 5'8" x 5'10" (1.74 x 1.8)
The shower room is fitted with a double shower cubicle, WC and wash hand basin. Opaque window to the rear elevation.

External
Externally there is a small lawned garden and gravelled driveway providing off street parking. To the rear there is a large lawned garden with patio area ideal for outdoor furniture.

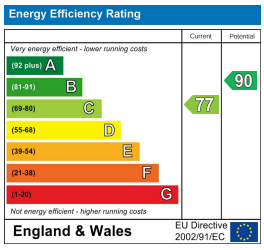
Area Map

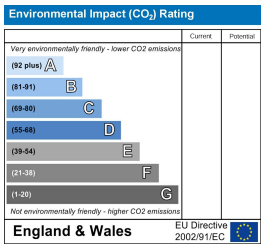


Floor Plans



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.
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