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Northbridge Park St. Helen Auckland, Bishop Auckland, DL14
9UG

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£230,000

Modern three bed roomed, detached family home for sale located on Northbridge Park in St. Helen Auckland. Situated within a popular residential development, the property is just a short distance from local amenities including primary schools and convenience stores whilst the ever expanding Tindale retail park offers access to supermarkets, high street shops, popular retail stores, restaurants and cafes. Neighbouring town Bishop Auckland has further facilities including secondary schools, restaurants, independent stores and shops. There is an extensive public transport system locally, allowing for regular access to the neighbouring towns and villages as well as to further afield places, such as; Darlington, Durham and Newcastle. The A68 is close by for commuters.

In brief the property comprises; an entrance hall leading through into the living room, dining room, open plan kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further spacious bedrooms and family bathroom. Externally the property has a lawned garden to the front along with a large paved driveway for multiple cars. To the rear of the property, there is a good size rear garden mainly laid to lawn along with patio and gravelled areas ideal for outdoor seating and 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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

Spacious living room located to the front of the property, with ample space for furniture, modern decor and media wall with built in electric fire. Bay window to the front elevation offers lots of natural light and is fitted with plantation shutters.

Kitchen/Diner

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, splash backs and sink/drainer unit. Benefiting from an integrated double oven, hob and overhead extractor hood along with space for further free standing appliances. Space is also available for a dining table and chairs and French doors to the rear lead out into the garden.

Dining Room

The dining room is another good size reception room, with ample space for a table and chairs along with further furniture. Window to the front elevation and door to the rear leads out into the garden.

Cloakroom

Fitted with WC and wash hand basin.

Master Bedroom

The master bedroom is a great size with plenty of space for a king-sized bed and further furniture. Benefiting from dual fitted wardrobes, private ensuite and large window to the front elevation fitted with plantation shutters.

Ensuite

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

Bedroom Two

The second bedroom is another generously sized double bedroom with storage cupboard and window to the front elevation fitted with plantation shutters.

Bedroom Three

The third bedroom is a good size bedroom with window to the rear elevation.

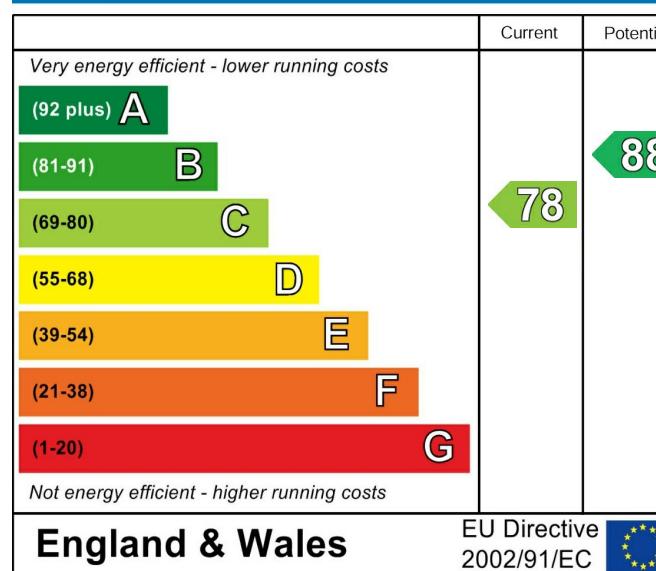
Bathroom

The family bathroom contains a panelled bath, WC and wash hand basin with frosted window to the rear elevation.

External

Externally the property has a lawned garden to the front along with a large paved driveway for multiple cars. To the rear of the property, there is a good size rear garden mainly laid to lawn along with patio and gravelled areas ideal for outdoor seating and furniture.

Energy Efficiency Rating



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.

