



HUNTERS[®]

HERE TO GET *you* THERE



Manor Road, St. Helen Auckland, Bishop Auckland

Price £120,000



Impressive two bedroomed detached family home set within a generous plot on Manor Road in St Helen Auckland. Surrounded by gardens and complete with a detached garage and driveway this property will appeal to a variety of buyers. Positioned just a short distance from Tindale's ever expanding retail park, which offers access to a large array of amenities, including supermarkets, popular high street stores and restaurants. This property is approx. 2.5 miles away from Bishop Auckland which provides further facilities including healthcare facilities, supermarkets, restaurants as well as local primary and secondary schools. Public transport, via bus, allows for frequent access to Bishop Auckland, Shildon, Durham and also Darlington.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the two double bedrooms. Externally the property has an enclosed lawned garden to the front, whilst to the rear there is the large driveway and detached garage.



KEY FEATURES

- TWO BEDROOMS
 - DETACHED
 - GARAGE
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
 - EPC GRADE TBC







Living Room
14'10" x 9'10"

Large living room located to the front of the property, providing ample space for furniture and window providing natural light.

Dining Room
14'10" x 11'5"

The second reception is another good size, providing ample space for a dining table and chairs, further furniture and window to the front elevation.

Kitchen
11'10" x 9'6"

The kitchen contains a range of wall, base and drawer units, work surfaces, splash backs and sink/drainers unit. Space is available for free standing appliances and a table and chairs.

Bathroom
9'6" x 7'0"

The bathroom contains a panelled bath, WC and wash hand basin. Opaque window to the side elevation.

Master Bedroom
15'7" x 11'3"

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

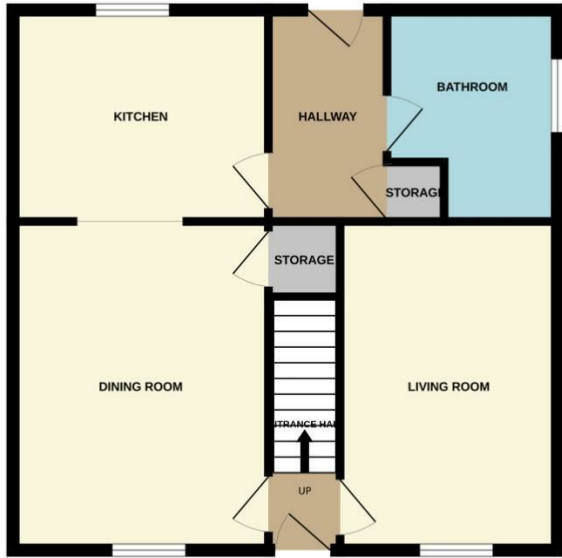
Bedroom Two
15'5" x 9'10"

The second bedroom is another double bedroom with window to the front elevation.

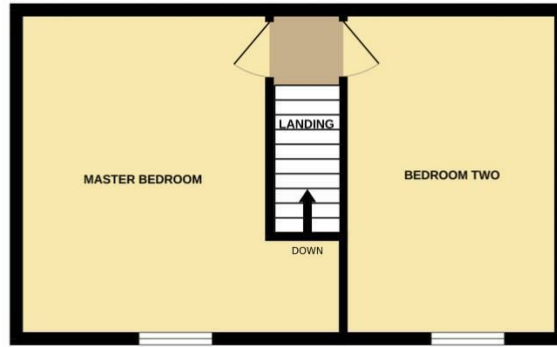
External

To the front of the property there is an enclosed lawned garden to the front, whilst to the rear there is the large driveway and detached garage,

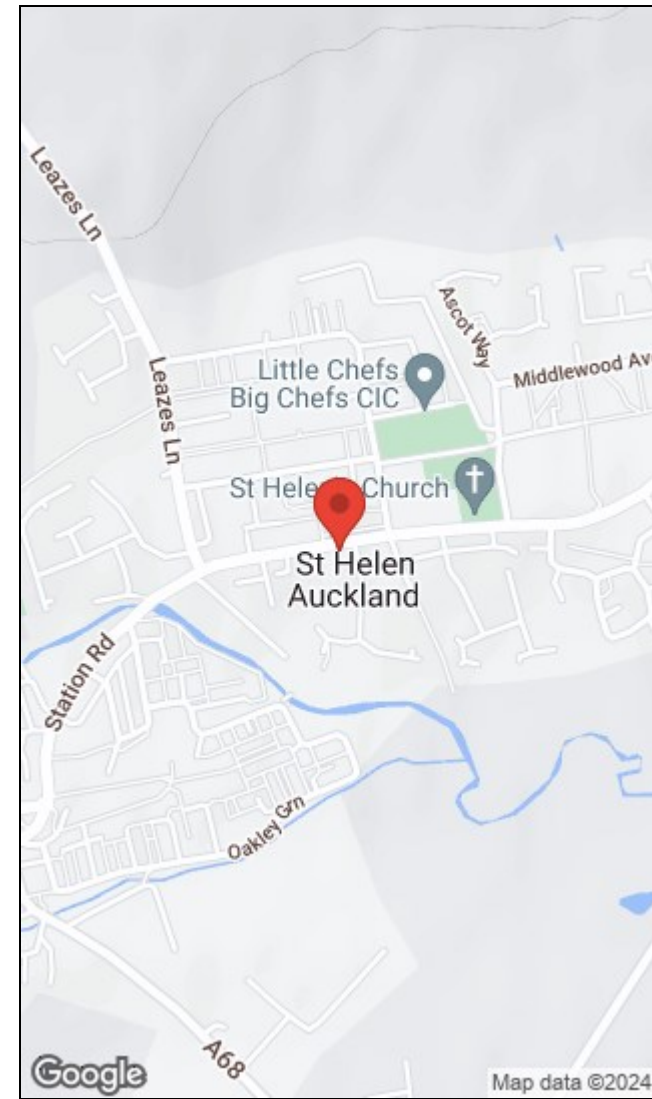
GROUND FLOOR



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

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