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9 The Old Chapel, Station Road, West Auckland, DL14 9HS

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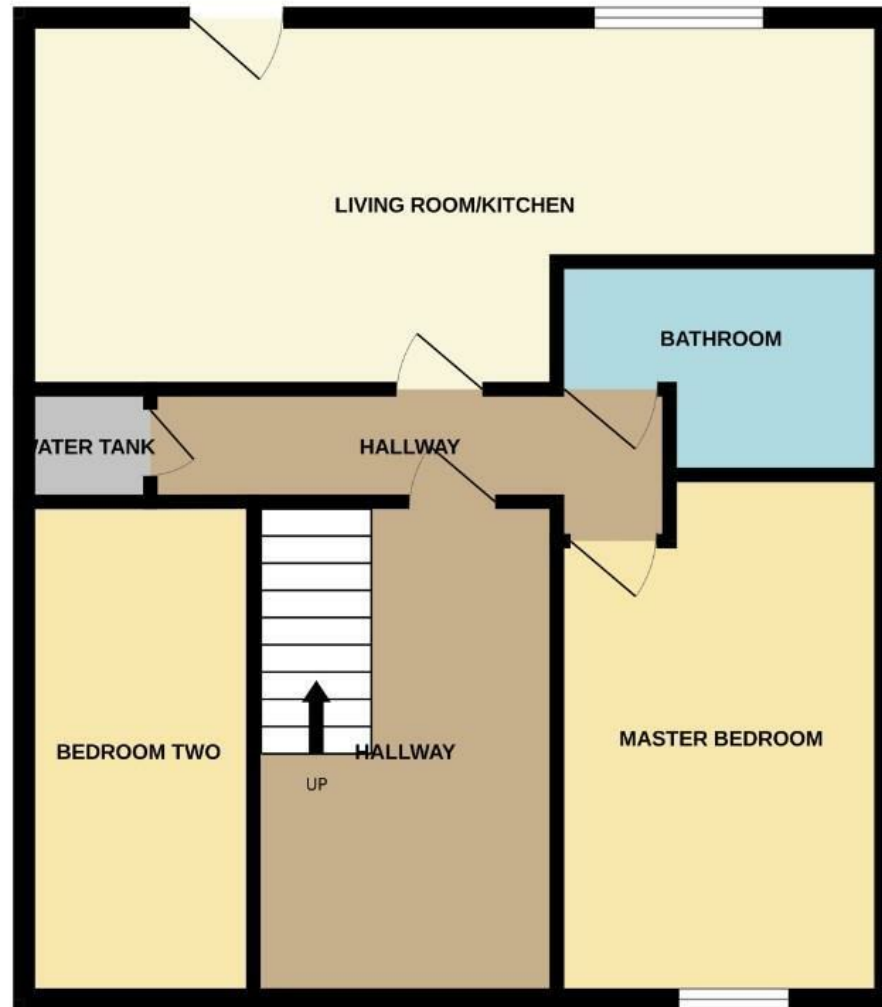
Price £45,000

Modern and spacious two bedroomed apartment offered for sale conveniently located in West Auckland and just on the outskirts of St Helens Auckland. The nearby Tindale Retail Park is ever expanding and provides access to a range of popular retail stores, high street shops, supermarkets, food outlets as well as the new cinema/bowling complex opening in summer 2024. There are a range of local amenities including primary schools, local shops and convenience stores. There is a regular bus service providing access to neighbouring towns and villages. The A68 and A688 are both close by for commuters.

In brief this property is accessed via a secure communal entrance hallway, leading to the stairs ascending. The apartment accommodates an open plan kitchen/living area, two double bedrooms and the bathroom. Externally there is one allocated parking bay in the secure gated car park.

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GROUND 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	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Kitchen

6'2" x 9'2"

The kitchen is fitted with a range of light wood effect wall base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. The property benefits from an integrated electric oven, hob and overhead extractor hood along with space for further kitchen appliances.

Living Room

9'6" x 13'9"

The living area benefits from neutral decor, ample room for furniture and Juliet balcony.

Master Bedroom

14'1" x 8'10"

Master bedroom with space for double bed and window providing plenty of natural light.

Bedroom Two

13'1" x 6'2"

The second bedroom is a single room with space for further furniture.

Bathroom

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

External

Externally there is an allocated parking space in the gated car park.

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.



