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Manor Road, St. Helen Auckland, Bishop Auckland

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Price £110,000

Beautifully presented and modernised three bedroomed family home located on Manor Road in St. Helen Auckland. Pleasantly positioned just a short distance from local amenities including primary schools and convenience stores, whilst Tindale's ever expanding retail park allows for easy access to a further range of facilities such as supermarkets, popular retail stores and restaurants, the new cinema/bowling/shopping complex is due to open in summer 2024. The property is also only approximately 2.3 miles from Bishop Town centre where there are further healthcare amenities, secondary schools and excellent transport links via both bus and the train station. The A68 and the A688 are nearby for commuters.

In brief the property comprises; an entrance hall leading through into the living room, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a small enclosed garden to the front, whilst to the rear there is a garden which had a lawned area and patio ideal for outdoor 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Living Room

14'5" x 11'9"

Bright and spacious living room located to the front of the property, with neutral décor, ample space for furniture and large window providing plenty of natural light.

Kitchen

20'11" x 9'6"

Beautifully designed kitchen, recently fitted with a modern range of high gloss wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated double oven, hob, dishwasher and fridge/freezer. Space for a kitchen table with chairs. Window to the rear elevation.

Cloakroom /Utility

5'8" x 4'11"

Fitted with a wash hand basin and WC. Space is available for a washing machine and drier.

Master Bedroom

14'5" x 10'9"

The master bedroom is a spacious double bedroom with room for a king sized bed, built in wardrobes and window to the front elevation.

Bedroom Two

12'9" x 8'6"

The second bedroom is another spacious double bedroom, with built in wardrobe and window to the rear elevation.

Bedroom Three

8'6" x 7'10"

The third bedroom is a single room with window to the front elevation.

Bathroom

7'10" x 5'6"

The bathroom has been recently refitted and contains a panelled bath with overhead mains fed shower, WC and wash hand basin. Opaque window to the rear elevation.

Storage Shed

7'10" x 6'6"

To the rear is an external shed providing secure storage space in the garden.

External

Externally the property has a small enclosed garden to the front, whilst to the rear there is a garden which had a lawned area and patio ideal for outdoor furniture.





