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Central Grange St. Helen Auckland, Bishop Auckland,  
DL14 9AY

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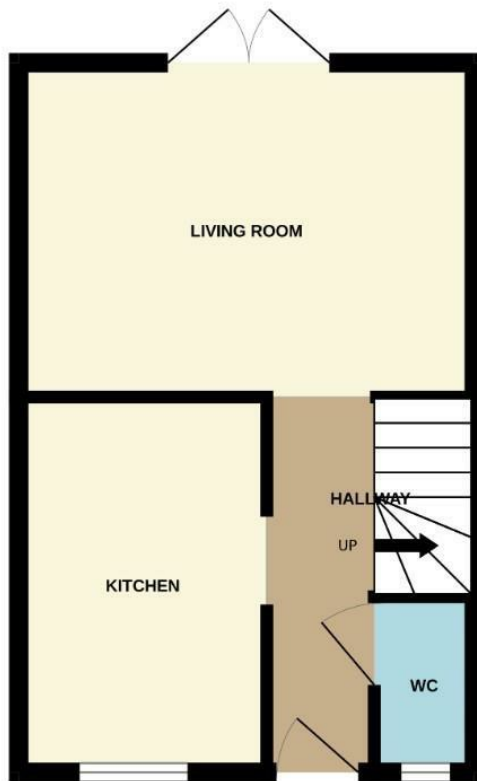
Price £90,000

Two bedroomed mid terrace property on Central Grange in St Helen Auckland with a tenant in situ. 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.

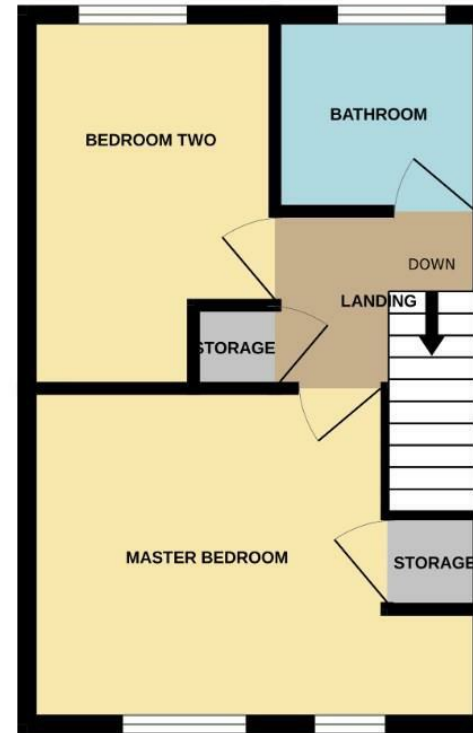
In brief the property comprises; an entrance hall leading through into the living room, kitchen and cloakroom to the ground floor. Whilst the first floor contains two bedrooms and the family bathroom. To the front of the property there is an allocated parking bay, whilst to the rear there is an enclosed lawned garden.

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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) <b>A</b> |         |           |
| (81-91) <b>B</b>                            |                    |         |           |
| (69-80) <b>C</b>                            |                    |         |           |
| (55-68) <b>D</b>                            |                    |         |           |
| (39-54) <b>E</b>                            |                    |         |           |
| (21-38) <b>F</b>                            |                    |         |           |
| (1-20) <b>G</b>                             |                    |         |           |
| Not energy efficient - higher running costs |                    |         |           |
| EU Directive 2002/91/EC                     |                    |         |           |
| England & Wales                             |                    |         |           |

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



**Living Room**

13'10" x 10'2"

Spacious living room located to the rear of the property, with ample space for furniture and sliding doors to the rear leading into the garden.

**Kitchen**

11'5" x 7'6"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated electric oven, hob and overhead extractor hood along with space for further free standing appliances.

**Cloakroom**

5'2" x 2'9"

Cloakroom fitted with a WC and wash hand basin.

**Master Bedroom**

13'11" x 10'2"

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

**Bedroom Two**

11'5" x 7'2"

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

**Bathroom**

6'6" x 5'10"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin.

**External**

Externally the property has an allocated parking bay to the front, whilst to the rear there is a enclosed garden which is mainly laid to lawn.

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.

