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16, Louisa Terrace St. Helen Auckland, Bishop Auckland,
DL14 9BP

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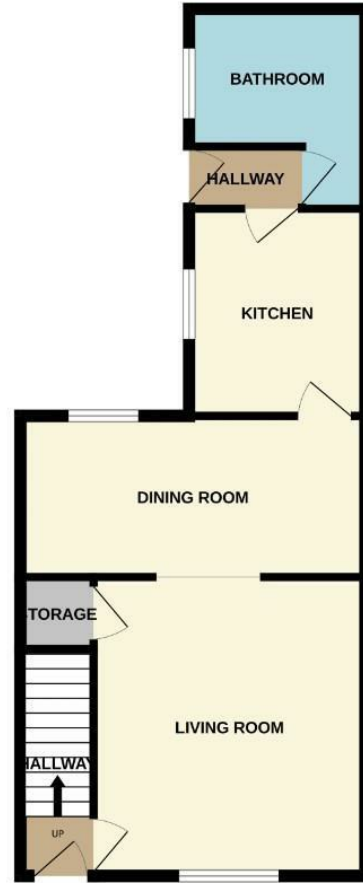
Price £55,000

Two bedroomed end of terraced property located on Louisa Terrace in St Helen Auckland. This property has lots of potential for either first time buyers or investors alike. The location is ideal, as it is close to both Tindale retail park as well as to Bishop Auckland, which allows for access to a range of facilities, including, supermarkets, cafés, both primary and secondary schools as well as restaurants and popular high street stores. There is also an extensive public transport system which provides access to Darlington, Durham, Newcastle and York. The A688 is nearby which leads to the A1 (M) both North and South, great for commuters.

In brief the property comprises; an entrance porch leading into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally there is an enclosed yard to the rear with gated access into the back lane, on street parking is available to the front.

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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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

Living Room

Spacious living room with large window to the front elevation.

Dining Room

The second reception room is another good size with space for a dining table and chairs, further furniture and window to the rear elevation.

Kitchen

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

Bathroom

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

Master Bedroom

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

Bedroom Two

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

External

Externally there is an enclosed yard to the rear with gated access into the back lane, on street parking is available to the front.

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.



