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Manor Road St. Helen Auckland, Bishop Auckland, DL14 9EW

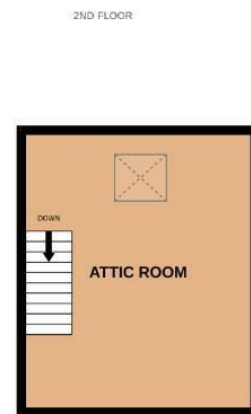
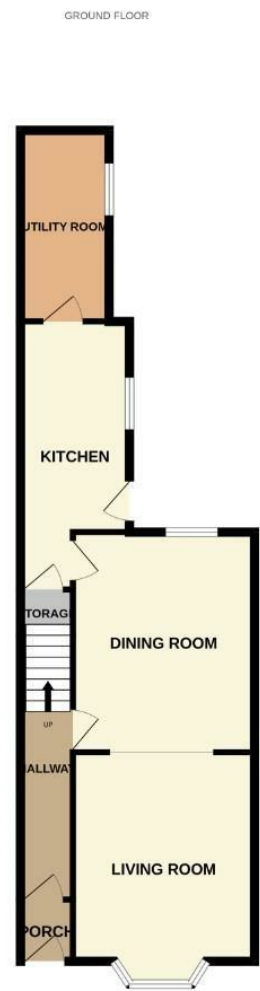
Manor Road St. Helen Auckland, Bishop Auckland, DL14 9EW

£110,000

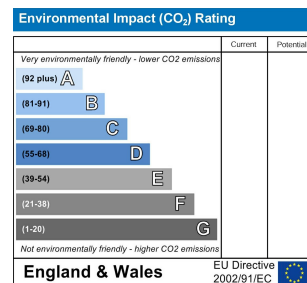
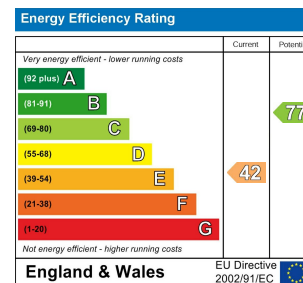
Modern three bedroomed, terraced property located on Manor Road in St Helen Auckland. Positioned just a short distance from Tindale's ever expanding retail park, which offers access to a large array of amenities, including supermarkets, popular high street stores and restaurants. This property is approx. 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 which leads through to the living room, dining room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms, family bathroom and stairs leading up to the attic room. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed yard with gated access into the back lane.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com



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.
Made with Metropix 5.0205.



Living Room

13'1" x 11'5"

Spacious and bright living room located to the front of the property, with neutral decor, gas fire with feature surround and bay window to the front elevation providing lots of natural light.

Dining Room

14'1" x 11'9"

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

Kitchen

14'1" x 6'10"

The kitchen contains a range of contemporary wall, base and drawer units, complementing work surfaces, splash backs and Belfast sink with mixer tap. Fitted with integrated appliances including an oven, hob, overhead extractor hood and fridge/freezer.

Utility Room

12'1" x 5'6"

The utility room provides space for additional storage.

Master Bedroom

14'1" x 8'10"

The master bedroom is a double bedroom, with space for further furniture and window to the rear elevation.

Bedroom Two

13'5" x 7'10"

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

Bedroom Three

9'10" x 7'1"

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

Bathroom

13'5" x 7'0"

Fitted with a double walk in shower cubicle, two wash hand basins and WC.

Attic Room

18'0" x 15'1"

The attic room is accessed via stairs on the landing, providing space for additional storage.

External

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.





