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Helmsley Drive Coundon, Bishop Auckland, DL14 8NX

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Price £180,000

Modern three bedroomed, semi detached property which is offered with no onward chain. The property has been extended by the current owners, providing potential for multi generation living, with the extension providing a second kitchen and bathroom. The reception room has been converted into a garage and could be changed back to provide a separate bedroom/living area. The property is in within an easy reach of a range of local amenities including primary schools, convenience stores, local independent stores and businesses. Bishop Auckland town centre and nearby Tindale Retail Park offer a wider range of facilities including supermarkets, secondary schools, restaurants, high street stores and popular retail shops. There is an extensive public transport system in the area providing frequent access to neighbouring towns and villages as well as further afield places such as Darlington, Durham and Newcastle.

In brief the property comprises; an entrance porch leading through into the living room and kitchen/diner. There is a further kitchen, bathroom and access into the integral garage. The first floor contains the master bedroom, two further bedrooms and bathroom. Stairs ascend to the attic room providing additional storage space for use as a play room or office. Externally the property has a paved driveway for multiple cars, garage and electric car charging point to the front elevation. To the rear of the property there is a enclosed garden, with patio and lawned areas along with a summerhouse with power.

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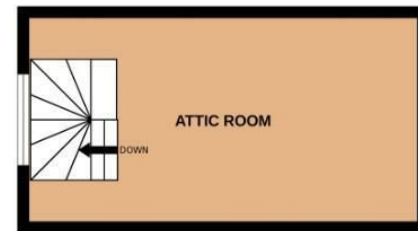
GROUND FLOOR



1ST FLOOR



2ND 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

15'3" x 11'5"

Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture and window to the front elevation.

Kitchen

11'5" x 8'2"

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

Kitchen

10'2" x 8'6"

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

Bathroom

6'6" x 4'11"

The bathroom is fitted with a panelled bath, double walk in shower cubicle, WC and wash hand basin.

Master Bedroom

11'7" x 9'11"

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

Bedroom Two

11'8" x 8'3"

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

Bedroom Three

11'7" x 8'6"

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

Bathroom

8'6" x 8'3"

The bathroom contains a double walk in shower cubicle, WC and wash hand basin.

Attic Room

21'5" x 11'1"

The attic room is a great additional space, providing further storage or could be utilised as a home office or play room.

Garage

21'3" x 8'6"

External

Externally the property has a paved driveway for multiple cars, garage and electric car charging point to the front elevation. To the rear of the property there is a enclosed garden, with patio and lawned areas along with a summerhouse with power.

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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.







