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Warner Avenue St. Helen Auckland, Bishop Auckland, DL14  
9GG



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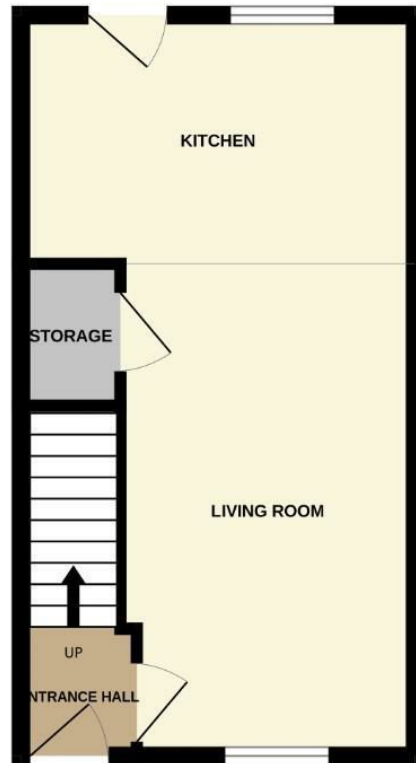
Price £110,000

Beautifully presented, two bedroomed semi detached family home located on Warner Avenue in St. Helen Auckland. The property is set within a generous plot including lawned garden and drive to the front garden as well as an enclosed low maintenance garden to the rear. The property would be ideal for first time buyers, investors or growing families alike. Only a short distance from Tindale's retail park which offers easy access to a range of local amenities such as supermarkets, high street stores, retail shops, food outlets as well as the new shopping complex which opened 2024. It is also only approximately 2 miles from Bishop Auckland which provides a further array of shops as well as schools and healthcare facilities.

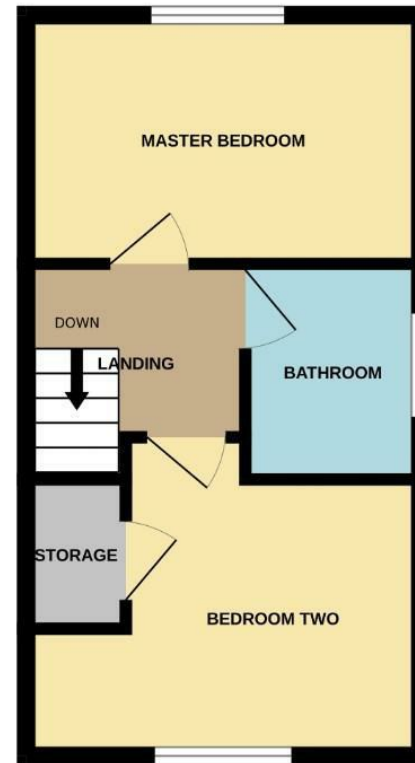
In brief the property comprises; an entrance hall which leads through into the living room and open plan modern kitchen to the ground floor. The first floor contains the master bedroom, second double bedroom and recently refitted family bathroom. Externally the property has a well maintained lawned garden to the front, whilst to the rear there is an enclosed low maintenance gravelled garden along with patio ideal for outdoor furniture. There is a driveway providing off street parking.

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GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.

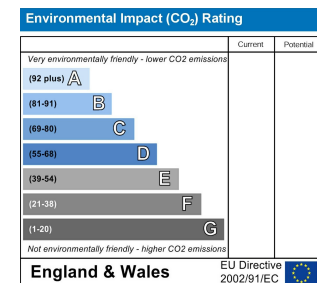
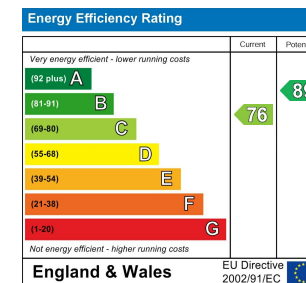


1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

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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**Living Room**

15'8" x 9'3"

Bright and spacious living area located to the front of the property, with neutral decor, ample space for furniture and window to tge front elevation providing lots of natural light,

**Kitchen**

12'6" x 6'6",13'1"

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

**Master Bedroom**

12'7" x 9'3"

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

**Bedroom Two**

12'7" x 8'2"

The second bedroom is again another spacious double bedroom, with built in storage cupboard and window to the front elevation,

**Bathroom**

6'6" x 5'6"

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

**External**

Externally the property has a well maintained lawned garden to the front, whilst to the rear there is an enclosed low maintenance gravelled garden along with patio ideal for outdoor furniture. There is a driveway providing off street parking.

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.











