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Laburnum Grove St. Helen Auckland, Bishop Auckland, DL14
9GF

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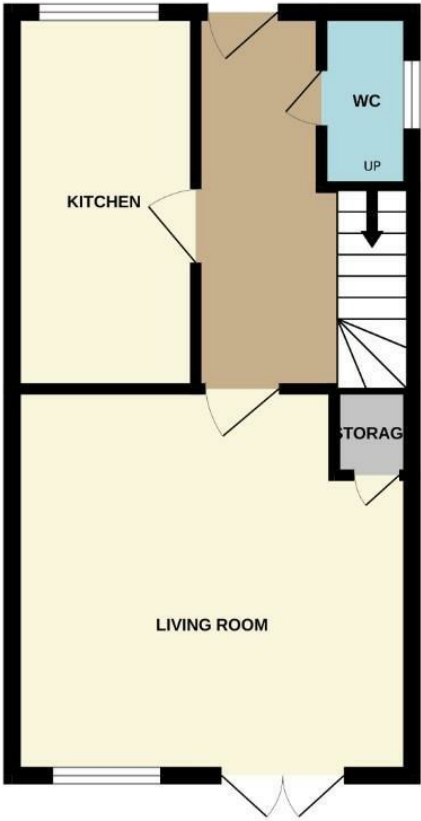
Price £140,000

Beautifully presented two bedroomed modern property offered for sale with no onward chain, on Laburnum Grove in St Helen Auckland. This stunning end of terrace is pleasantly positioned with easy access to amenities, a good sized rear garden as well as off street parking, perfect for a variety of buyers. The nearby retail park at Tindale is ever expanding and offers a range of popular high street retail stores, cafes, food outlets, shops as well as the new shopping complex. It is also approximately 2 miles from Bishop Auckland town centre with further facilities such as healthcare amenities, secondary schools, independent shops, cafés and restaurants as well as great transport links via both train and bus to locations such as Durham, Darlington and Newcastle.

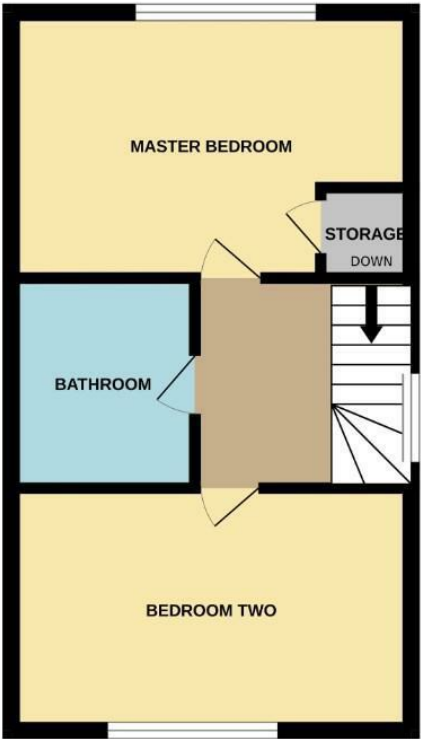
In brief the property comprises; an entrance hall leading into the living room, kitchen and cloakroom. The first floor contains the master bedroom, second bedroom and bathroom. Externally there is a good size rear garden with low maintenance gravelled area, shed and patio area ideal for outdoor furniture. There is also parking for two cars and lawned garden to the front.

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GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

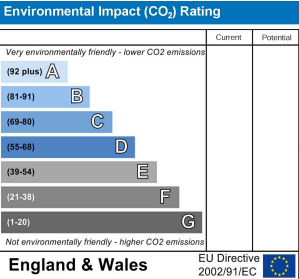
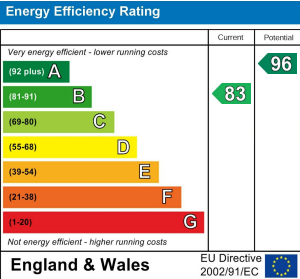


1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 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

13'6" x 13'1"

Beautifully presented living room. located to the rear of the property, with neutral décor, ample space for furniture. French doors leading into the rear porch.

Kitchen

12'8" x 6'2"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing granite work surfaces, splash backs and sink/drain unit. Benefiting from integrated appliances including; an oven, hob, overhead extractor hood, fridge/freezer, washing machine and dishwasher.

Cloakroom

6'2" x 5'10"

Fitted with a WC and wash hand basin.

Master Bedroom

13'6" x 8'11"

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

Bedroom Two

13'6" x 8'2"

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

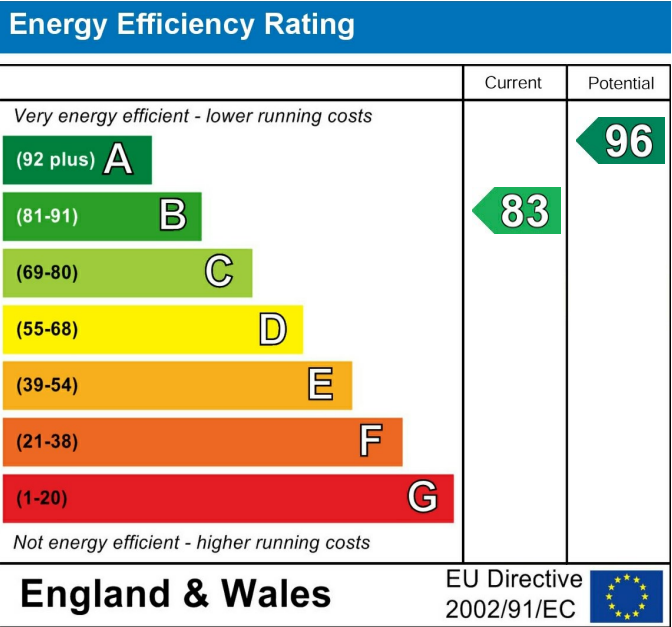
Bathroom

7'0" x 6'2"

The bathroom is fitted with a panelled bath, overhead shower, glass shower screen, WC and wash hand basin. Opaque window to the side elevation.

External

Externally there is a good size rear garden with low maintenance gravelled area, shed and patio area ideal for outdoor furniture. There is also parking for two cars and lawned garden 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.







