

# KAN MOVE

## Estate Agents

### 4 bed Detached House for sale - £210,000

Northbridge Park – St Helens Auckland, Bishop Auckland.



Council Tax Band: D

EPC Rating: C

A superb example of a spacious FOUR bedroom detached house, situated within a corner plot of a popular residential location of NORTHBRIDGE PARK, from the impressive entrance hallway having access to the garage, Lounge, Dining room, ground floor Cloaks W/C, Kitchen/Breakfast and utility, stairs to the landing, Four bedrooms and bathroom. Externally is a large garden to the rear, Driveway to single garage. Gas fired central heating system, double glazed.

We are informed this property is Freehold

#### 3 Bathrooms

#### 4 Beds



SCAN FOR DETAILS

- FOUR BEDROOM DETACHED HOUSE
- CORNER PLOT SITUATED WITHIN POPULAR DEVELOPMENT
- DRIVEWAY TO SINGLE GARAGE
- GROUND FLOOR CLOAKS W/C
- SEPARATE DINING ROOM
- KITCHEN/BREAKFAST WITH UTILITY

### **Entrance Hallway**

Entrance door, stairs to first floor, door into the garage.

### **Ground Floor Cloaks W/C**

Upvc double glazed window to the front. Low level W/c, wall mounted wash hand basin.

### **Kitchen/Breakfast Room 13' 0" x 12' 0" (3.96m x 3.65m)**

Matching wall, base units and drawers, eye level double electric oven and grill, gas hob and extractor hood, One and half bowl stainless steel sink unit with mixer tap, tiled splash backs, intergrated BOSH appliances include dishwasher, fridge and freezer. Understairs storage cupboard. Wall mounted cupboard housing the boiler.

### **Utility room**

Base units with stainless steel sink unit. plumbing for washing machine. Door the side.

### **Lounge 13' 0" x 13' 0" (3.96m x 3.96m)**

Upvc double glazed window to the front. Coal effect gas fire and surround with marble hearth.

### **Dining Room 10' 0" x 10' 0" (3.05m x 3.05m)**

Upvc double glazed bay with French doors out to the rear garden.

### **Landing**

Upvc double glazed window to the side. loft Access, storage cupboard and separate airing cupboard.

### **Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m)**

Upvc double glazed window to the front, double fitted robes

### **En-Suite**

Low level W/C, Shower cubicle with shower off the mains, pedestal wash hand basin.

### **Bedroom Two 13' 0" x 10' 0" (3.96m x 3.05m)**

Upvc double glazed window to the front, Fitted robe.

### **Bedroom Three 13' 0" x 10' 0" (3.96m x 3.05m)**

Upvc double glazed window to the rear, fitted robe (currently used as a snug)

### **Bedroom Four 10' 0" x 10' 0" (3.05m x 3.05m)**

Upvc double glazed window to the rear, fitted robe.

### **Bathroom**

Upvc double glazed window to the rear, bath, low level W/C, pedestal wash hand basin, part tiled walls.

### **Externally**

Gardens to the front and rear.


### **Single Garage**

Up and over door with door to the rear having access to the garden

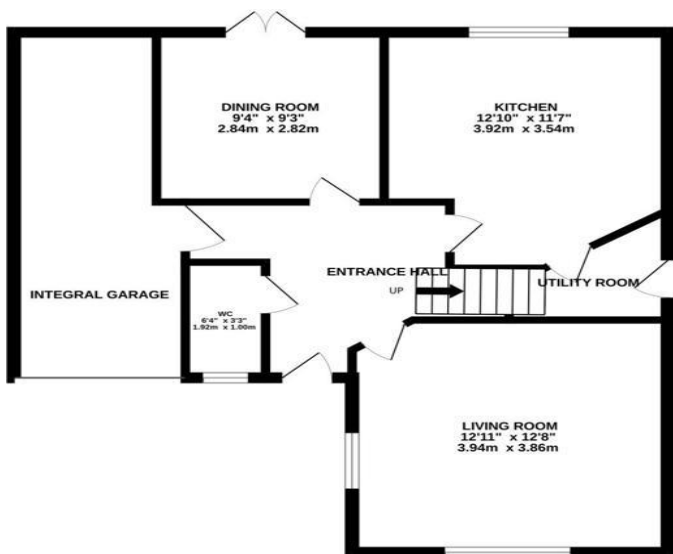


These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

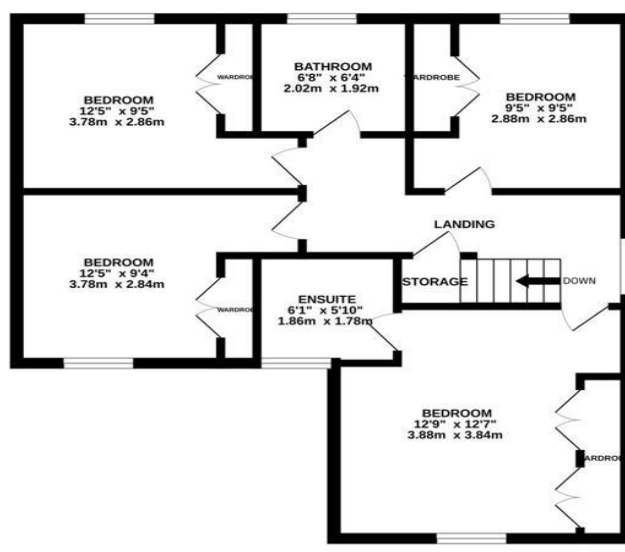
# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



**KAN MOVE**  
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