

Central Grange, St. Helen Auckland, DL14  
9AY  
3 Bed - House - Semi-Detached  
£110,000

**ROBINSONS**  
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Robinsons Estate Agent are now in receipt of an offer for the sum of £107,000 for 74, Central Grange St. Helen Auckland, Bishop Auckland, DL14 9AY. Anyone wishing to place an offer on this property should contact Robinsons 120 Newgate Street, Bishop Auckland DL14 7EH 01388 458 111 before exchange of contracts.

Available with no onward chain, Robinsons offer for sale this three bedroomed semi detached home set within a highly popular residential development, within close proximity to local amenities including Tindale retail park. The property also benefits from private rear gardens and off-street parking.

The accommodation briefly comprises: reception hallway, lounge, kitchen/dining room and cloaks/wc. to the ground floor whilst to the first floor there is a gallery style landing, three bedrooms and bathroom. The main bedroom benefits from en-suite shower room, the second bedroom is a further double room and the bathroom is fitted with a three-piece suite.

To the front there are two areas which are laid to lawn and shrubbery together with driveway for off street parking and gate to the rear garden. The garden to the rear is enclosed and mainly laid to lawn with borders and paved area.

Energy Efficiency Rating C | Council Tax Band B | Tenure Freehold

To arrange a viewing please call 01388 458111

## GROUND FLOOR

### Entrance Hall

With staircase to the first Floor

### Lounge

15'1 x 10'11 (4.60m x 3.33m)

With uPVC double glazed window and french doors leading to the rear garden.

### Kitchen/Dining Room

15'1 x 9'4 (4.60m x 2.84m)

Fitted with a range of wall and base units having contrasting worktops, tiled splashback, integrated oven/hob with extractor above, sink unit, space for appliances, space for dining furniture and three windows to the front and side.

### WC

With low level WC and wash basin.

## FIRST FLOOR

### Landing

### Bedroom 1

11'0 x 9'3 (3.35m x 2.82m)

With window to the rear.

### EnSuite

Partially tiled with window to the rear and fitted with suite comprising toilet, sink and separate shower cubicle.

### Bedroom 2

9'6 x 8'8 (2.90m x 2.64m)

With window to the front.

### Bedroom 3

13'3 x 6'2 (4.04m x 1.88m)

Spacious single room with window to the front.

### Bathroom

Fitted with a three piece suite comprising bath, toilet and sink and with tiled splash backs.

## EXTERNAL

To the front there are two areas which are laid to lawn and shrubbery together with driveway for off street parking and gate to the rear garden. The garden to the rear is enclosed and mainly laid to lawn with borders and paved area.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3Mbps, Superfast 75Mbps, Ultrafast 1000Mbps

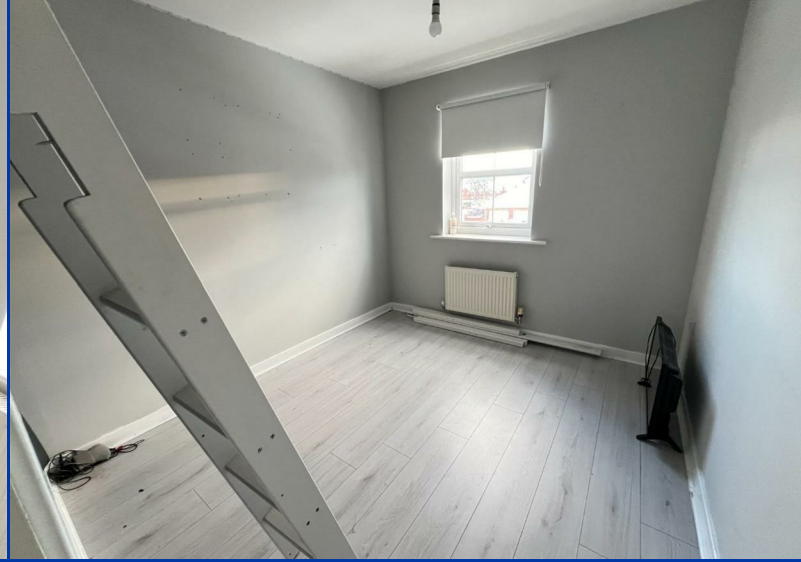
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1714 Min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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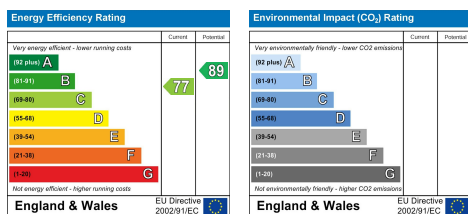
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## DURHAM

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## DURHAM REGIONAL HEAD OFFICE

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## CROOK

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## SPENNYMOOR

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## SEDGEFIELD

3 High Street  
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