



Central Grange, St. Helen Auckland, DL14
9AY
2 Bed - House - Semi-Detached
£115,000

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Welcome to this charming semi-detached house located in the heart of Central Grange, St. Helen Auckland, Bishop Auckland. This property boasts a cosy reception room, and two comfortable bedrooms making it an ideal choice for first-time buyers or savvy investors.

Situated just a mile away from the bustling Tindale Retail Park, this home offers the perfect blend of suburban tranquillity and urban convenience. With parking space for one vehicle, you'll never have to worry about finding a spot after a long day out.

In brief the property comprises; entrance hallway, downstairs WC, lounge and kitchen, to the first floor there are two bedrooms and a family bathroom. Externally there is a larger than average enclosed garden to the rear whilst to the front there is an easy to maintain drive way allowing access for one car with the potential for further parking.

Whether you're looking to take your first step onto the property ladder or seeking a promising investment opportunity, this property has the potential to fulfil your needs. Don't miss out on the chance to make this house your home in this desirable location.

GROUND FLOOR

Hallway

Convactor radiator and an under stairs storage cupboard with electric point.

Lounge

13'10" x 9'10" (4.22 x 3.00)

Convactor radiator, two UPVC double glazed doors giving access to rear garden and wood effect laminate flooring.

Kitchen

11'6" x 7'2" (3.51 x 2.18)

White modern wall and base units, electric cooker point, tiled splash backs, convactor radiator, gas hob, plumbing for washing machine and UPVC double glazed window.

Cloakroom/WC

Low level WC, wash hand basin, convactor radiator and a UPVC double glazed opaque window.

FIRST FLOOR

Landing

Loft access and storage cupboard.

Bedroom One

13'10" x 9'10" (4.22 x 3.00)

Storage cupboard, convactor radiator and a dual aspect UPVC double glazed window.

Bedroom Two

11'6" x 7'1" (3.51 x 2.16)

Convactor radiator and UPVC double glazed window.

Family Bathroom

Low level WC, wash hand basin, white panel bath with electric shower over, convactor radiator and a UPVC double glazed window.

Externally

There is a larger than average enclosed garden to the rear whilst to the front there is an easy to maintain drive way allowing access for one car with the potential for further parking.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3Mbps, Superfast 73Mbps, Ultrafast 1000 Mbps

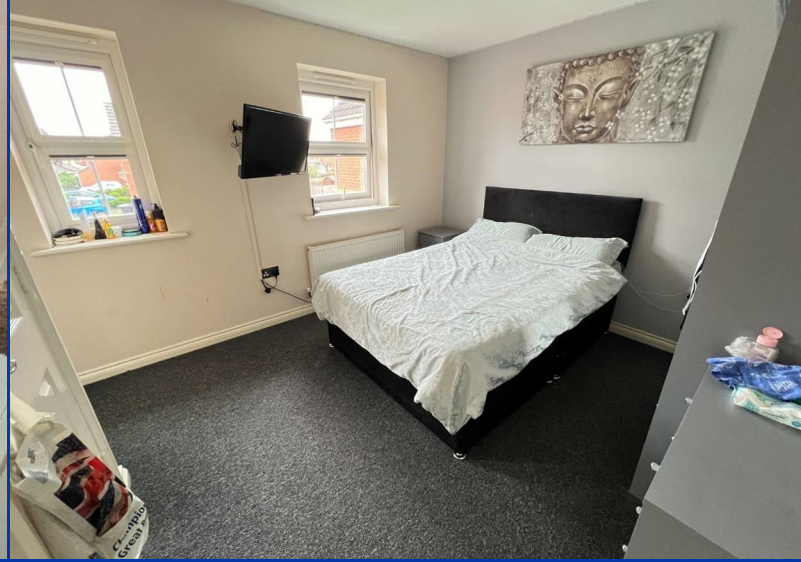
Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (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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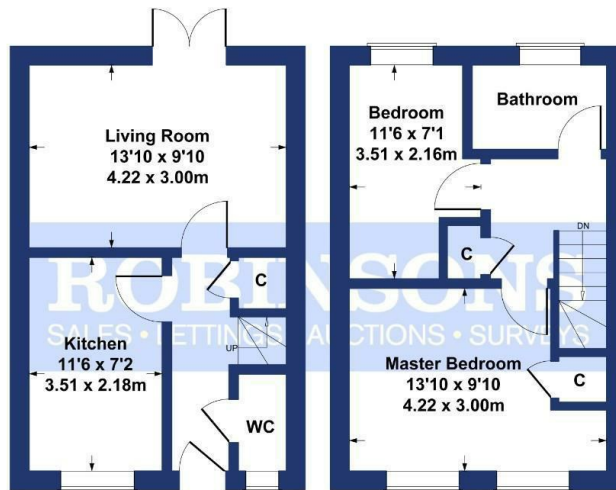
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Central Grange

Approximate Gross Internal Area
56 sq ft - 604 sq m



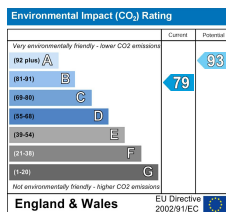
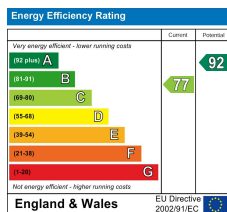
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

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