



Warner Avenue, St. Helen Auckland, DL14 9GG

£95,000

PRICED TO SELL NOW!!! Great value semi detached house on popular development. Modern dining kitchen with appliances plus modern bathroom & WC. Well presented gardens plus driveway parking. **MUST BE VIEWED!!!**



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

We are delighted to offer for sale this modern semi detached house located on a popular development with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus modern bathroom and WC. Items of note include an alarm system plus wardrobes to bedroom 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 2 double bedrooms plus a family bathroom accessed off the first floor landing.

The property benefits from well presented gardens with lawns, patio and external tap. There is driveway parking.

Tenure - Freehold
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With vinyl flooring.

Lounge 13'4"(max) x 9'3"(max) (4.08m(max) x 2.84m(max))

With carpets and blinds.

Dining Kitchen 12'5"(max) x 9'9" (max) (3.80m(max) x 2.99m(max))

Having a range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood and fridge freezer. Vinyl flooring. Door leading to rear garden.

WC 6'0" x 2'10" (1.84m x 0.88m)

Having modern white sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'7" x 8'2" (3.84m x 2.49m)

With carpets and blinds.

Bedroom 2 12'6"(max) x 9'1"(max) (3.82m(max) x 2.78m(max))

With wardrobes, carpets and blinds.

Bathroom 6'10" x 5'6" (2.09m x 1.69m)

Having modern white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens with lawns, patio and external tap. There is driveway parking.



