



Central Grange, St Helens Auckland, DL14  
9AY  
2 Bed - House - Terraced  
£525 PCM

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



This semi-detached house nestled in the heart of Central Grange, St. Helen Auckland, Bishop Auckland features two inviting bedrooms, making it an excellent choice for first-time buyers or astute investors seeking a promising opportunity.

Conveniently located just a mile from the vibrant Tindale Retail Park, this home strikes a perfect balance between serene suburban living and easy access to urban amenities. The property includes parking for one vehicle, ensuring that you will always have a space to return to after a busy day.

Upon entering, you are greeted by a hallway that leads to a spacious lounge and a functional kitchen, ideal for both relaxation and entertaining. The ground floor also features a handy downstairs WC for added convenience. Ascending to the first floor, you will find two comfortable bedrooms along with a family bathroom, providing ample space for your needs.

The exterior of the property boasts an enclosed garden to the rear, perfect for outdoor activities or simply enjoying the fresh air. To the front there is a lawned area.

Bond £525 | Energy Efficiency Rating C | Council Tax band A

Specifications: Professionals only, families with children accepted, no pets and no smokers.

Required Earnings: Tenant Income £15,750- Guarantor Income £15,750 ( if required)



# OUR SERVICES

Mortgage Advice

Conveyancing

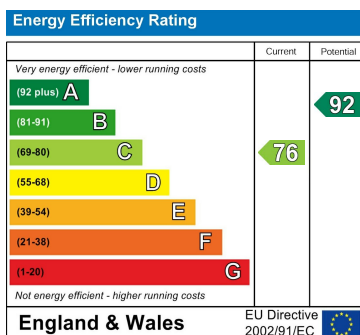
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## 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@robinsonscsls.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@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk