

Central Grange St. Helen Auckland, Bishop Auckland, DL14 9AY

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Offers In The Region Of £120,000

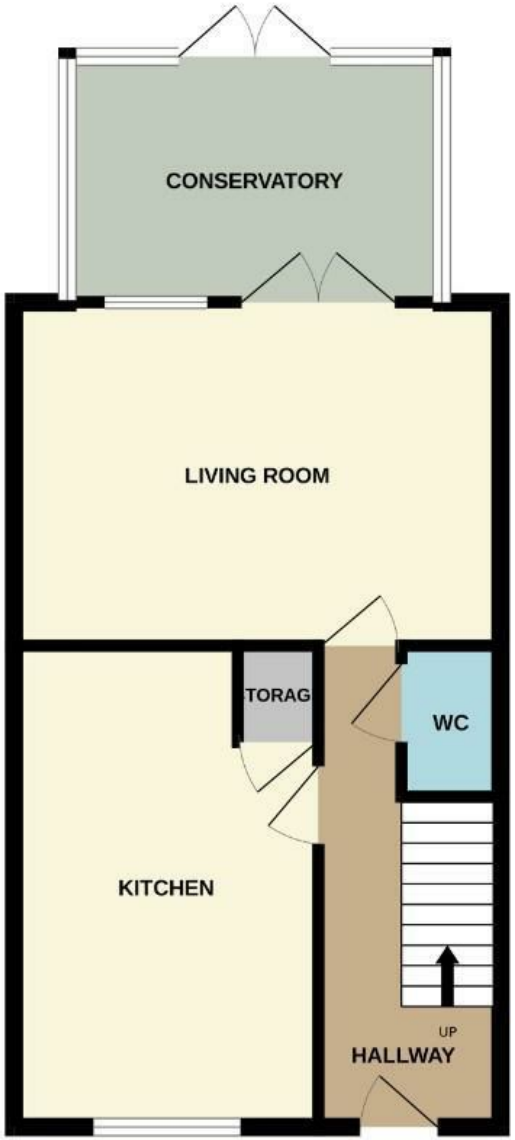
Three bedroomed semi-detached property situated on Central Grange, St Helen Auckland offered to the market for sale. Pleasantly positioned just a short distance from local amenities including primary schools and convenience stores, whilst Tindale Crescent's ever expanding retail park allows for easy access to a further range of facilities such as supermarkets, popular retail stores, restaurants and entertainment facilities. The property is also only approximately 2.3 miles from Bishop Auckland town centre where there are further healthcare amenities, secondary schools, supermarket and local businesses. There are excellent transport links in the area via both bus and the rail allowing convenient access to both nearby towns and villages, but also places further afield whilst the A68 and the A688 are nearby, ideal for commuters.

In brief, the property comprises; an entrance hall leading into the kitchen, living room, conservatory and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, two further bedrooms and family bathroom. Externally, there is a paved driveway with EV charging port to the front, while to the rear there is an enclosed garden laid with artificial turf and patio space ideal for outdoor furniture.

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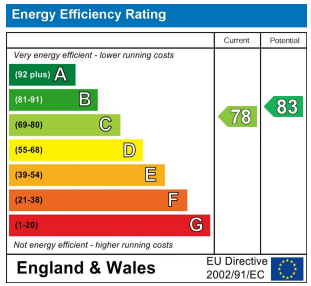
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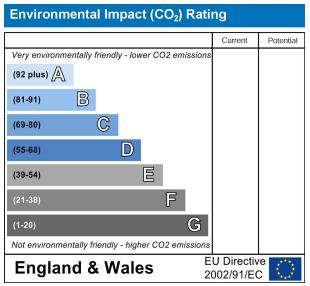
GROUND FLOOR



1ST FLOOR







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room
16'4" x 11'0"
The living room is located to the rear of the property offering ample space for furniture, neutral decor and window overlooking the conservatory.

Kitchen
15'6" x 9'9"
The kitchen is fitted with a range of wall. base and drawer units, contrasting work surfaces, tiled splashbacks and inset sink. Space is available for free standing appliances with window to the front elevation.

Conservatory
12'5" x 7'10"
Accessed via the living room, the conservatory offers a great additional seating space with panoramic windows and French doors leading into the garden.

Cloakroom
Ground floor cloakroom fitted with a WC and wash hand basin.

Master Bedroom
11'1" x 10'9"
Generously sized master bedroom with plenty of space for a king-sized bed and further furniture, benefiting from neutral decor, fitted wardrobes and access leading into the ensuite.

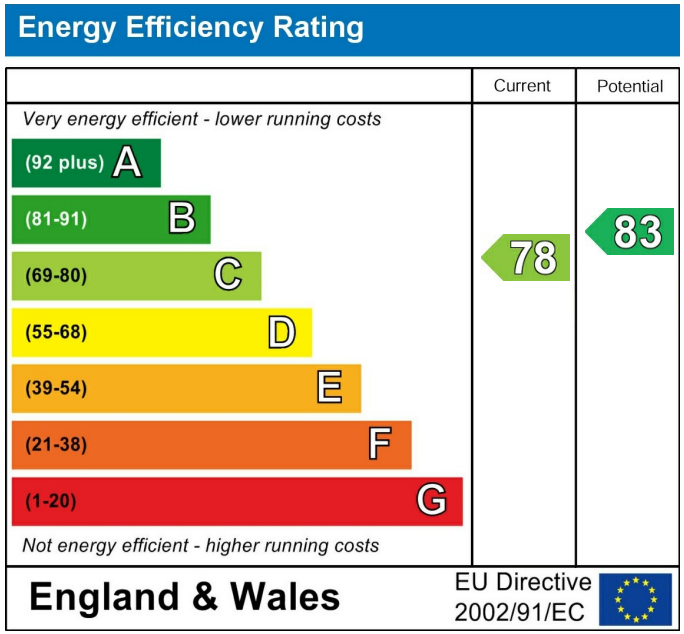
Ensuite
6'6" x 4'11"
Ensuite bathroom fitted with a corner shower cubicle, heated towel rail, WC and wash hand basin.

Bedroom Two
9'4" x 9'2"
Another well-proportioned bedroom with neutral decor, fitted wardrobes and window to the rear.

Bedroom Three
9'2" x 6'5"
A large single bedroom with neutral decor and window to the rear.

Bathroom
6'6" x 6'4"
Family bathroom fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally, there is a paved driveway with EV charging port to the front, while to the rear there is an enclosed garden laid with artificial turf and patio space ideal for outdoor furniture.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.






Grrr!
Woof!

















