



Laburnum Grove, St. Helen Auckland, DL14 9GF
3 Bed - House - Semi-Detached
£199,950

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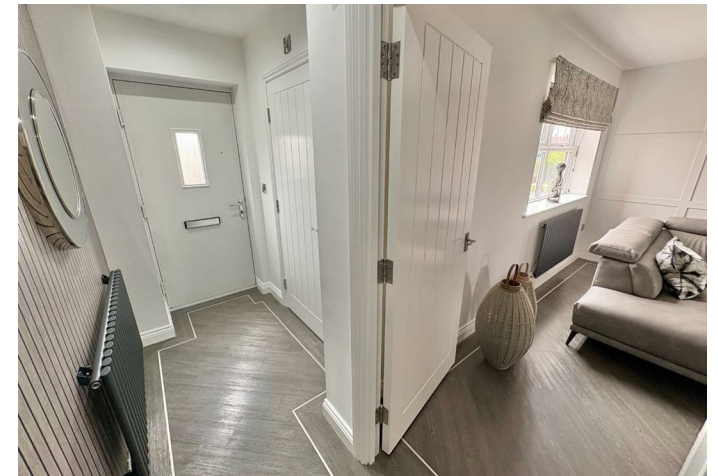
Laburnum Grove St. Helen Auckland, DL14 9GF

Robinsons have the pleasure of offering to the sales market this truly stunning three bedroom semi-detached home, which has been finished to an exceptional standard throughout. The property has been thoughtfully extended and upgraded by the current owners, creating a luxurious family home with high quality fixtures and fittings throughout. The ground floor extension provides a superb additional reception space overlooking the rear garden, complete with bi-folding doors that seamlessly connect the indoor and outdoor living areas.

The property is warmed by gas central heating and benefits from UPVC double glazed windows. Further standout features include stylish Karndean flooring to the ground floor, a beautifully appointed kitchen with a comprehensive range of integrated appliances, a main bedroom with en-suite shower room, and a detached garage with driveway providing off-road parking.

The internal accommodation comprises a welcoming entrance hallway which provides access to a useful cloakroom/WC. The spacious lounge features a window to the front aspect and offers ample room for comfortable seating furniture.

The impressive kitchen is fitted with a range of quality shaker-style wall, base and drawer units, complemented by granite work surfaces and an inset sink unit. Integrated appliances include a hob, oven, microwave, fridge/freezer, dishwasher and washing machine. The kitchen flows through into the extended dining room, a fantastic additional living space currently housing a large dining table. This room benefits from two Velux roof windows allowing an abundance of natural light, along with bi-folding doors opening onto the rear garden.

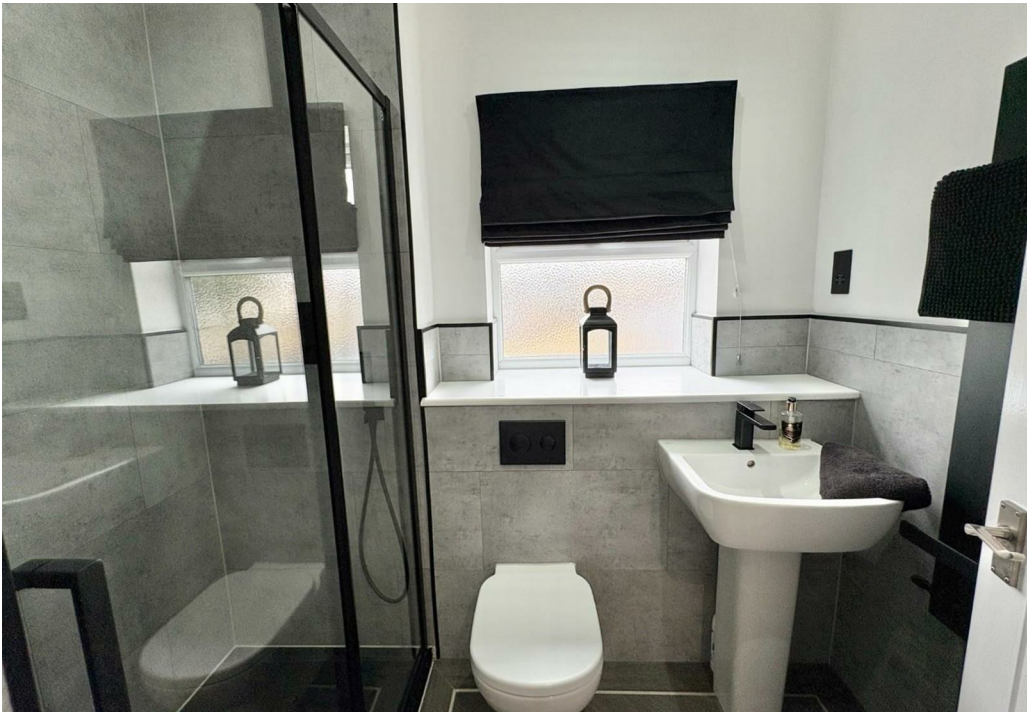












Internal accommodation continued

To the first floor there are three well-proportioned bedrooms. The main bedroom features a built-in wardrobe and a stylish en-suite shower room fitted with a contemporary three-piece suite, including shower enclosure, wash hand basin and WC. The remaining bedrooms are well presented and provide versatile accommodation suitable for family living, guests or a home office and have use of the family bathroom which comprises of a three piece suite with bath, wash hand basin and WC.

Outside

Externally, the property boasts a low-maintenance garden to the front, whilst the rear offers an enclosed garden designed for ease of upkeep and outdoor enjoyment. Beyond the garden is a detached garage and driveway providing additional storage and parking facilities.

Location

Laburnum Grove is conveniently positioned for easy access to local shopping amenities, bus links and schooling, making this an ideal home for a variety of buyers. Internal viewing is highly recommended to fully appreciate the quality, space and finish this exceptional property has to offer. Contact Robinsons today to arrange your viewing.

Agent Notes

Council Tax: Durham County Council, Band C - Approx. £2.331p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

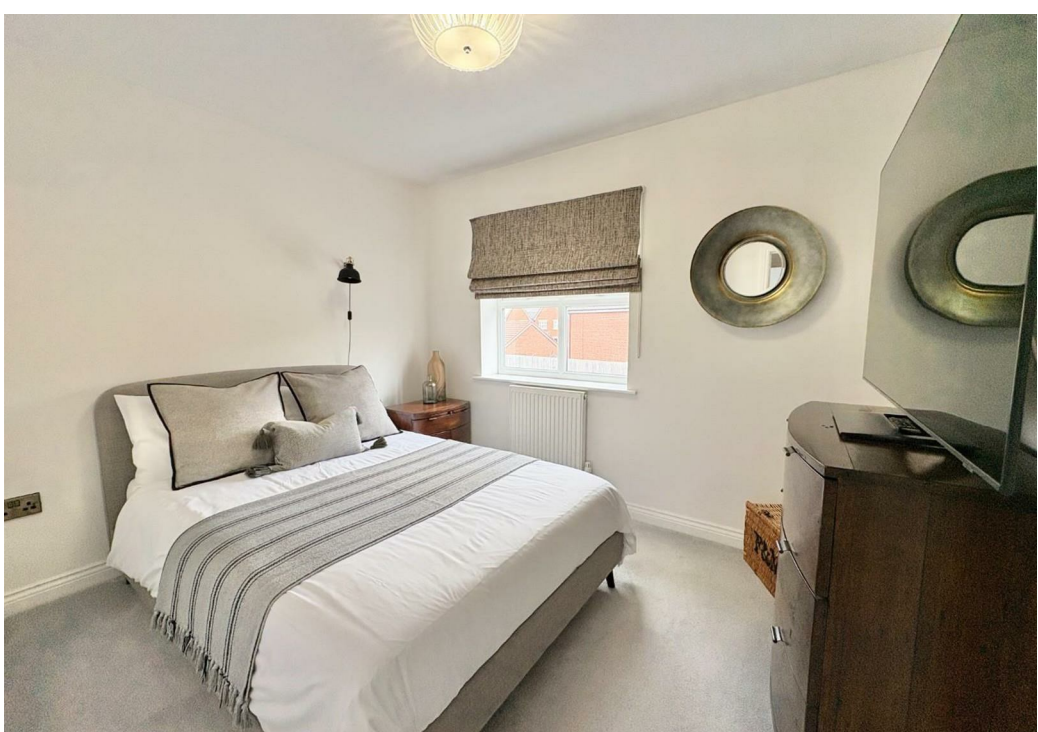
Planning Permission – Nothing in the local area . Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Laburnum Grove St Helen Auckland

Approximate Gross Internal Area
1039 sq ft - 97 sq m



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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		83	96
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these



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