



Central Grange, St. Helen Auckland, DL14 9AY
3 Bed - House
£120,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Central Grange, St. Helen Auckland, DL14 9AY

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR FAMILY ***

For sale, this three bedroom semi-detached house, located within St. Helen Auckland, Bishop Auckland. Positioned close to local amenities , schooling and on good transport links.

The property briefly comprises of; entrance hall, downstairs wc, kitchen / diner, living room and conservatory to the rear.
The first floor provides a landing, three bedrooms (Master bedroom with en-suite shower room), and a three piece family bathroom.

Externally, the property has an enclosed rear garden, with side access to the front, with a driveway allowing off-street parking.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

15'4" x 6'0" (4.68m x 1.83m)

Downstairs WC

4'5" x 2'8" (1.37m x 0.83m)

Kitchen / Diner

15'3" x 9'8" (4.67m x 2.95m)

Living Room

10'11" x 16'0" (3.35m x 4.88m)

Conservatory

7'10" x 12'7" (2.40m x 3.84m)

FIRST FLOOR

Landing

6'3" x 9'4" (1.93m x 2.85m)

Bedroom 1

10'8" x 9'3" (3.27m x 2.82m)

En-Suite

6'0" x 4'8" (1.84m x 1.44m)

Bedroom 2

9'0" x 9'4" (2.76m x 2.86m)

Bedroom 3

9'0" x 6'5" (2.75m x 1.96m)

Family Bathroom

6'3" x 5'9" (1.92m x 1.77m)





Ground Floor



Floor 1

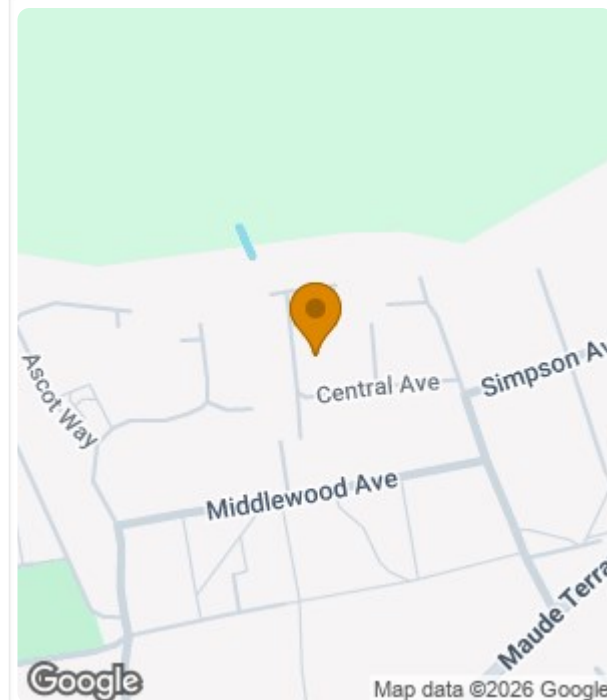


Approximate total area[®]
904 ft²
84.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	78	83
	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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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