
22 Northbridge Park, St. Helen Auckland, Bishop Auckland,
DL14 9UG
HUNTERS®
HERE TO GET you THERE

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Price £285,000

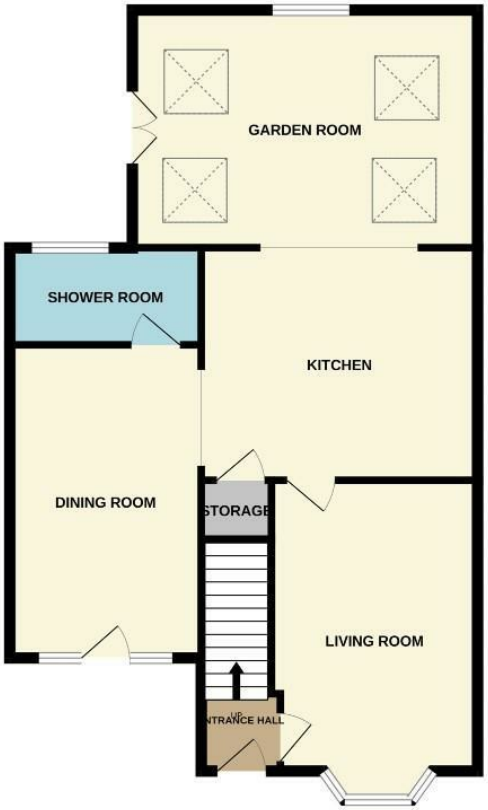
Immaculately presented five bed detached family home offered for sale on Northbridge Park, St. Helen Auckland. Upgraded by the current, owners this modern property has been finished to a high standard throughout. Externally the property has a paved driveway to the front whilst to the rear is the recently landscaped garden, with low maintenance, artificial lawn and large paved patio for outdoor furniture. Just a short distance from local amenities including primary schools and convenience stores whilst the ever expanding Tindale retail park offers access to supermarkets, high street shops, popular retail stores, restaurants and cafes. Neighbouring town Bishop Auckland has further facilities including secondary schools, restaurants, independent stores and shops. There is an extensive public transport system locally, allowing for regular access to the neighbouring towns and villages as well as to further afield places, such as; Darlington, Durham and Newcastle. The A68 is close by for commuters.

In brief this property comprises; an entrance hallway, living room, dining room (currently used as a ground floor bedroom), shower room, modern kitchen and garden room to the ground floor whilst the first floor contains the master bedroom with en suite, two further bedrooms and the family bathroom. The final two bedrooms are located on the second floor. Externally to the front is a large paved driveway, lit by spotlights, whilst to the rear is the landscaped garden, with artificial lawn and paved patio.

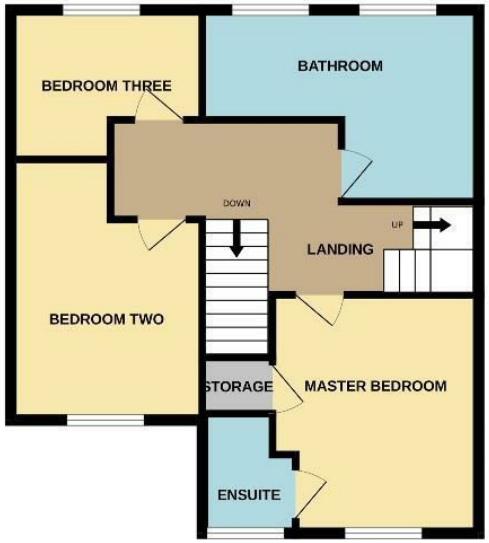
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GROUND FLOOR



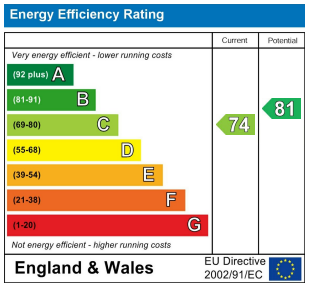
1ST FLOOR

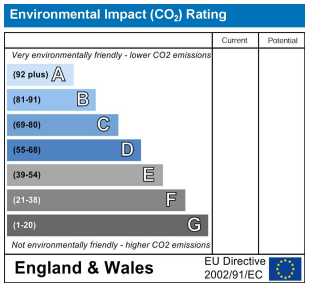


2ND FLOOR



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
14'11" x 10'9"
The main reception room is spacious and bright with a deep bay window to the front and ample space for furniture.

Kitchen
14'1" x 11'11"
Beautifully designed kitchen which has been recently fitted with a high quality range of modern wall, drawer and base units, complementing work surfaces, kitchen island with breakfast bar, contemporary sink/drainer, integrated oven, induction hob and space for free standing appliances including a washing machine and American style fridge/freezer. Open plan with the garden room, perfect for entertaining both guests and the family.

Garden Room
18'0" x 12'2"
The garden room is an impressive addition providing additional reception space, open plan with the kitchen and fitted with a surround sound system and electric controlled Velux windows and blinds. Ideal for during the summer months, double doors lead out to the patio area and garden.

Dining Room
15'5" x 8'7"
The second reception room is located to the front, with upvc door and windows providing an additional access and lots of natural light. Currently utilised as an accessible ground floor bedroom, there is ample space for a large dining table with chairs as well as other furniture. Leading into the shower room.

Wet Room
8'7" x 4'11"
Accessible ground floor wet room fitted with overhead shower, shower curtail rail, low level WC and wash hand basin. Window to the rear elevation.

Master Bedroom
12'1" x 10'8"
The master bedroom is a spacious double bedroom providing ample space for a king sized bed, further furniture and a large window to the front elevation.

Ensuite
The ensuite contains a single walk in shower cubicle, WC and wash hand basin.

Bedroom Two
10'7" x 8'6"
The second bedroom is a good sized double bedroom with window to the front elevation.

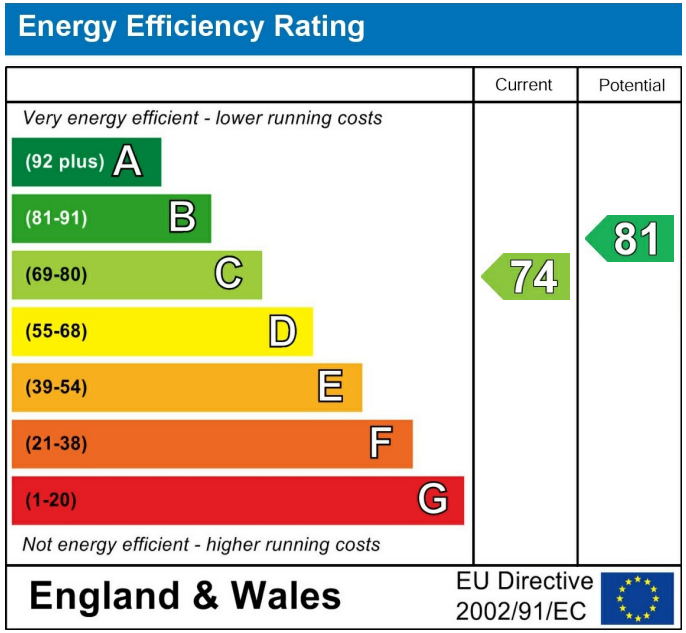
Bedroom Three
7'9" x 8'9"
The third bedroom is a further double bedroom, currently utilised as an office. Window to the rear overlooking the garden.

Bathroom
5'6" x 6'9"
The family bathroom is fitted with a panelled bath, perimeter tiling, WC and wash hand basin.

Bedroom Four
18'2" x 9'8"
The fourth bedroom is located on the second floor, with neutral decor and two windows providing plenty of natural light.

Bedroom Five
9'0" x 11'9"
The fifth bedroom is located on the second floor, with skylight and window providing plenty of natural light.

External
To the front of the property there is a block paved driveway with perimeter spot lighting, whilst to the rear is the recently landscaped garden, with low maintenance artificial lawn and large paved patio with pergola, perfect 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.


























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