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Warner Avenue, St. Helen Auckland, DL14 9GG

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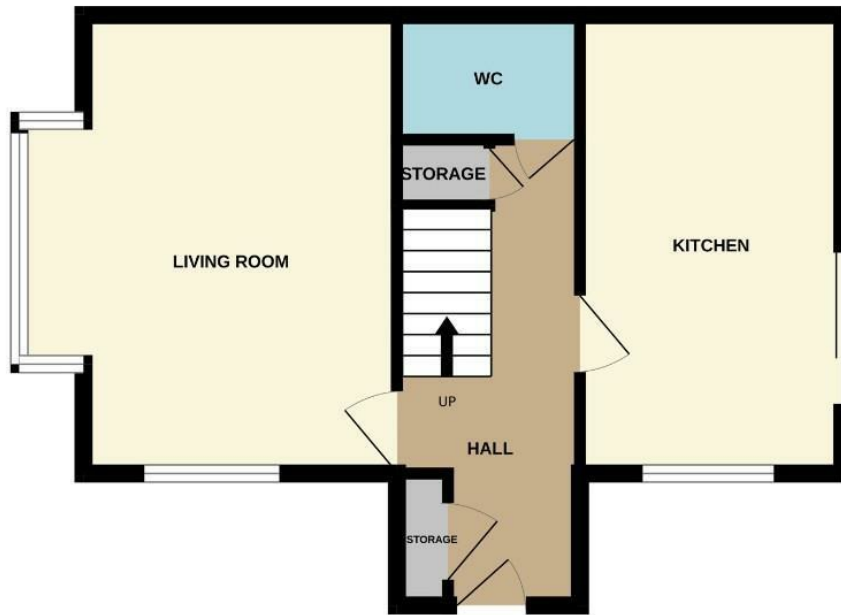
Offers In Excess Of £140,000

Modern three bedroomed, semi-detached family home located on Warner Avenue in St Helen Auckland, benefiting from an outstanding bar area, previously converted from a storage shed. The property is 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 the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms. Externally the property has a large enclosed garden to the rear, low maintenance with artificial lawn along with patio and decking ideal for outdoor furniture. To the back of the garden stands what used to be a storage shed, now cleverly converted into an impressive bar area and boasts a second place achievement in the prestigious Shed of the Year awards. The bar offers the perfect place for entertaining and hosting with space for barstools, dual corner seats, log burner and wine cooler along with plenty of shelf storage. Off street parking is available nearby.

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GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

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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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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

A welcoming entrance hall providing access to the main reception rooms, with pull out drawers that are designated underneath the stairs.

Living Room

14'11" x 12'4"
Bright and spacious living room, benefiting from neutral decor, ample space for furniture and large bay window to the side elevation providing lots of natural light.

Kitchen

14'11" x 8'6"
The kitchen is fitted with a range of modern wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob, overhead extractor and dishwasher along with space for further free standing appliances and a dining table and chairs. French doors to the rear lead into the garden.

WC

5'10" x 4'0"
Fitted with a WC and wash hand basin.

Master Bedroom

10'10" x 10'4"
The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture and access into the ensuite.

Ensuite

8'8" x 3'8"
The ensuite contains a double shower cubicle, heated towel rail, WC and wash hand basin.

Bedroom Two

8'6" x 7'10"
The second bedroom is another spacious double bedroom.

Bedroom Three

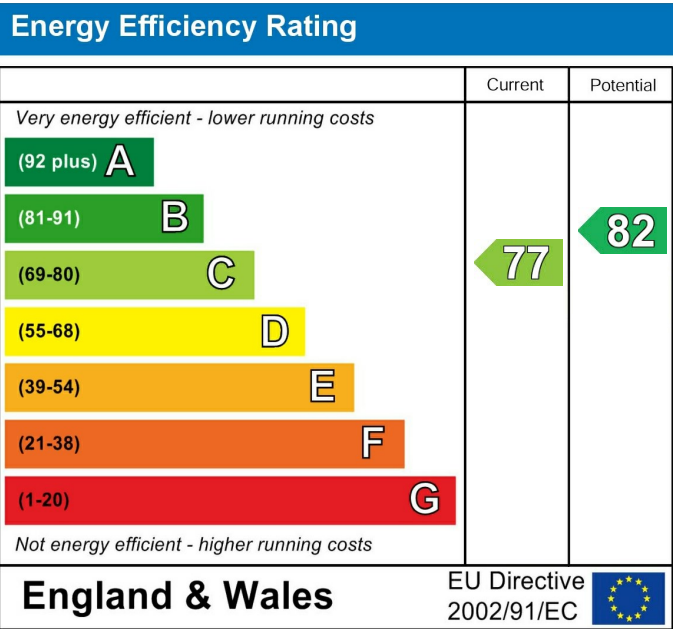
8'0"x 7'11"
The third bedroom is a good size single bedroom.

Bathroom

6'6" x 5'6"
The bathroom contains a panelled bath with overhead shower, heated towel rail, WC and wash hand basin.

External

Externally the property has a large enclosed garden to the rear, low maintenance with artificial lawn along with patio and decking ideal for outdoor furniture. To the back of the garden stands what used to be a storage shed, now cleverly converted into an impressive bar area and boasts a second place achievement in the prestigious Shed of the Year awards. The bar offers the perfect place for entertaining and hosting with space for barstools, dual corner seats, log burner and wine cooler along with plenty of shelf storage. Off street parking is available nearby.



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.







