



Northbridge Park, St. Helen Auckland, DL14 9UG  
3 Bed - House - Semi-Detached  
£220,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Northbridge Park

## St. Helen Auckland, DL14 9UG

Nestled in the sought-after Northbridge Park area of St. Helen Auckland, this beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and family comfort. The property is in excellent condition and has been thoughtfully modernised and upgraded to a high standard throughout.

Upon entering, you are welcomed into a spacious open-plan lounge and kitchen/diner, creating an inviting space for both relaxation and entertaining. The kitchen is well-equipped, making it a joy for any home cook. The property boasts three well-proportioned bedrooms, including a master bedroom incorporating a stunning bathroom suite, with an ensuite to bedroom two and double sized third bedroom

Externally, the rear garden is a true highlight, landscaped for low maintenance and featuring a versatile annexe and a bar, providing a fantastic space for leisure and social gatherings. The garden is perfect for outdoor activities and family enjoyment. Various paved areas, external lighting and sunken hot tub.

The property benefits from a four-zone heating system, ensuring comfort throughout the year. Located within easy reach of local amenities and schools, this house is an excellent choice for families seeking a welcoming and convenient home. Viewings are highly recommended to fully appreciate the quality and charm this property has to offer.













## GROUND FLOOR

### Lounge

22'10" x 13'1" (6.96m x 3.99m)

### Kitchen/Dining Room

22'10" x 8'6" (6.96m x 2.61)

## FIRST FLOOR

### Landing

### Bedroom 1 / Bathroom

21'8" x 10'9" max (6.60m x 3.28m max)

### Bedroom 2

11'10" x 7'5" (3.61m x 2.26m)

### Ensuite

### Bedroom 3

9'6" x 11'3" (2.90m x 3.43m)

## EXTERNAL

### Garden Annexe

16'6" x 11'5" (5.03m x 3.48m)

### Bar

13'9" x 11'5" (4.19m x 3.48m)

## AGENTS NOTES

Council Tax: Durham County Council, Band B - Approx. £1984 p.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 4 Zone heating

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – N/A

Probate – N/A

Rights & Easements – Unknown

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 – Unknown

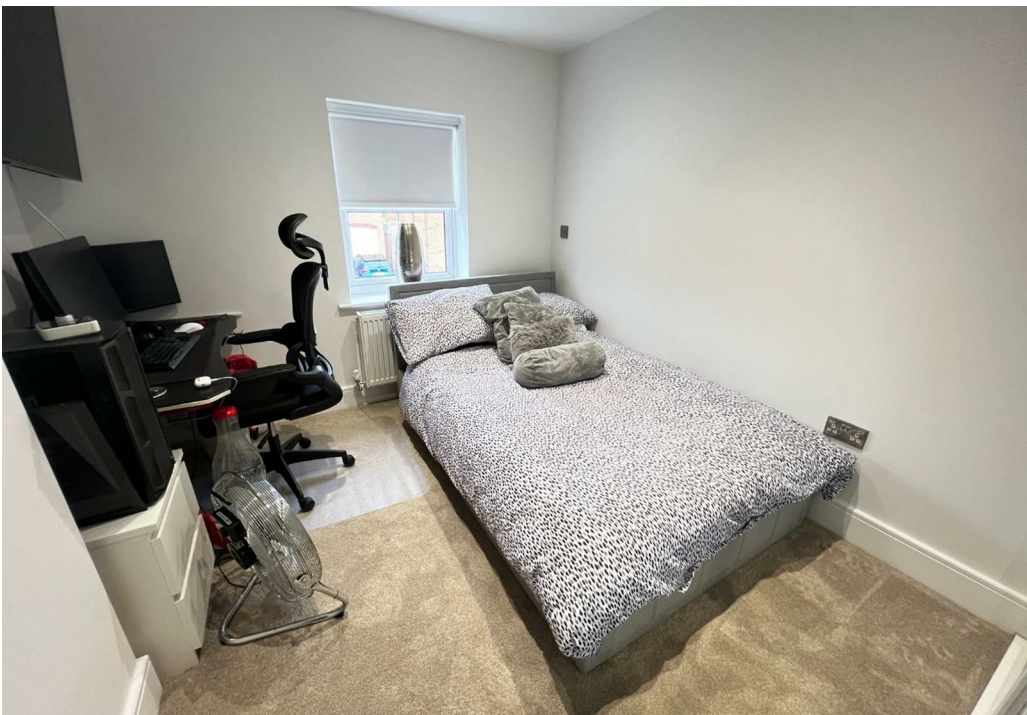
Planning Permission – Nothing in the local area to affect this property that we are aware of.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 services.



120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk

