



Northbridge Park, St. Helen Auckland, DL14

9UJ

3 Bed - House - Semi-Detached

£125,000

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In the popular and sought after area of Northbridge Park, St Helens, we can offer to the market this beautifully presented and maintained three bedroom semi-detached property in the popular residential location of Northbridge Park in St Helen Auckland. In our opinion this is an ideal first time buyer or investment purchase as the property is currently tenanted, however the property is ready to move straight into with minimal work required. The property is gas centrally heated, fully UPVC double glazed, and lies within easy access of excellent schooling, local shops and amenities including Tindale Retail Park, and is only a short drive/bus journey from Bishop Auckland Town Centre.

Briefly comprises; entrance porch with downstairs WC, spacious lounge, kitchen with a range of modern fitted wall and base units overlooking the rear garden, and the dining room. To the first floor there are three bedrooms, two of which are good sized doubles with the master bedroom benefitting from an en-suite and fitted double wardrobe, and a separate family bathroom. Externally there is a small garden to the front with driveway which leads to a single garage, and to the rear is a large garden which is mostly laid to lawn with patio area.

GROUND FLOOR

Entrance Porch

Radiator

WC

WC, radiator, wash hand basin, tiled splash backs.

Lounge

14'7 x 10'2 (4.45m x 3.10m)

UPVC window, two radiators and stairs to first floor.

Kitchen

13'1 x 7'9 (3.99m x 2.36m)

Fitted wall and base units, integrated oven and hob, stylish sink with mixer tap, plumbing for washing machine, space for drier, tiled splash backs, extractor fan, UPVC window.

Dining Room

7'9 x 5'6 (2.36m x 1.68m)

UPVC bay window, radiator and space for dining table.

FIRST FLOOR

Landing

UPVC window, radiator, airing cupboard and loft access.

Bedroom One

14'9 x 9'2 (4.50m x 2.79m)

Two UPVC windows, double fitted wardrobe and radiator.

En Suite

Shower cubicle, WC, wash hand basin, tiled splash backs, UPVC window, radiator and extractor.

Bedroom Two

11'5 x 8'2 (3.48m x 2.49m)

UPVC window, fitted wardrobe and radiator.

Bedroom Three

9'2 x 6'4 (2.79m x 1.93m)

UPVC window, radiator and storage cupboard.

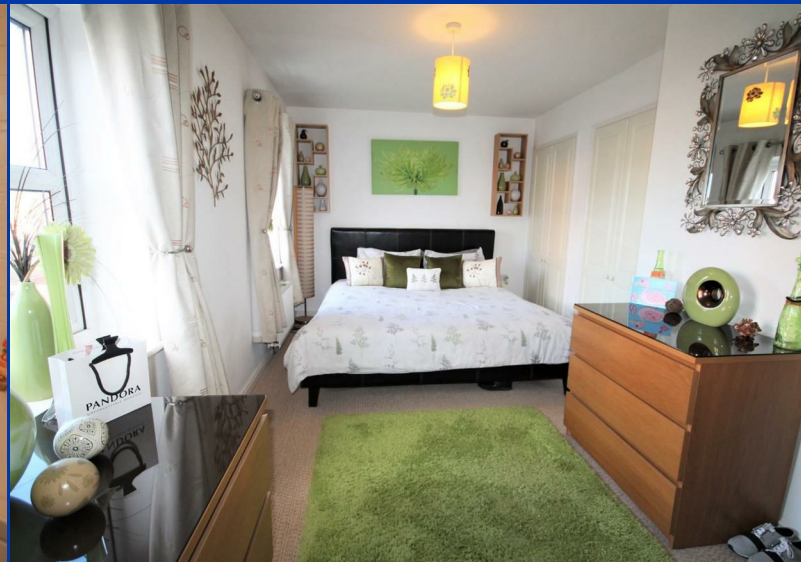
Bathroom

White panel bath with shower over, WC, wash hand basin, extractor fan, UPVC window and radiator.

External

To the front is a garden, driveway and single garage, whilst to the rear there is a good sized garden with patio area.

Tenure - Freehold



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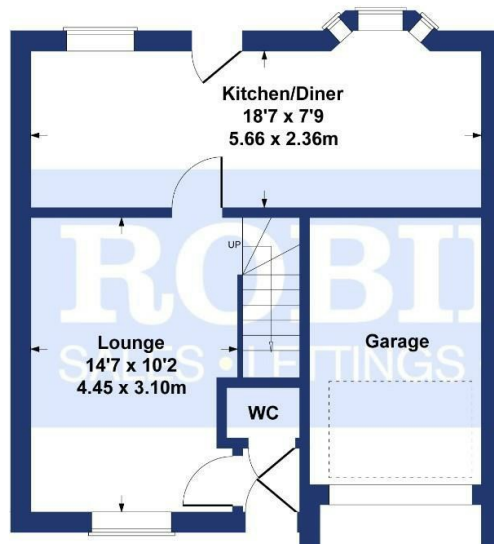
Lettings and Management

Strategic Marketing Plan

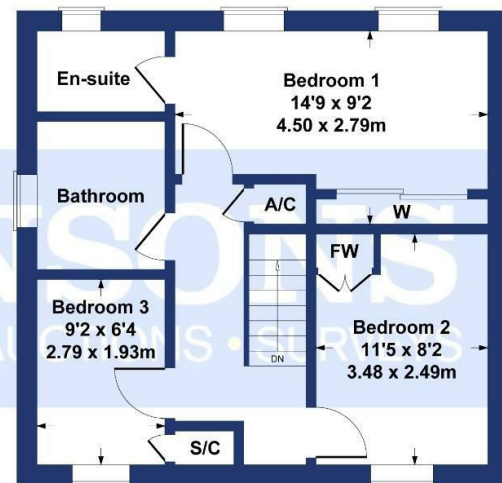
Dedicated Property Manager

Northbridge Park

Approximate Gross Internal Area
981 sq ft - 91 sq m



GROUND FLOOR



FIRST FLOOR

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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-98)			
B (81-90)			
C (69-80)			
D (55-68)			
E (49-54)			
F (41-48)			
G (35-38)			
Not energy efficient - higher running costs			
England & Wales		72	88
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (91-98)			
B (81-90)			
C (69-80)			
D (55-68)			
E (49-54)			
F (41-48)			
G (35-38)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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