



32 Northbridge Park St. Helens Auckland DL14 9UG

- 3 Bedroom Town House
- Ground Floor Cloakroom/Wc
- Garage and Driveway
- En-Suite Master Bedroom
- Gardens Front and Rear
- No Onward Chain

Offers In The Region Of £134,950

32 Northbridge Park

Rea Estates offer to the sales market this deceptively spacious 3 Bedroom Town House, situated at the head of a cul-de-sac within a popular development in the village of St.Helen Auckland.

The village is an ideal base for commuting, being within easy reach of the A68 and A1(M) for travel both North and South and for the outdoor enthusiasts, the perfect location to explore Hamsterley Forest, Durham Dales and the Weardale Valley, which is an area of Outstanding Natural Beauty. St.Helens itself has a Primary School, healthcare facilities and the ever expanding Tindale Crescent Retail Park is within walking distance. A further range of schools, shopping and recreational facilities can be found in Bishop Auckland which is home to the spectacular open air night show Kynren – An Epic Tale of England, with others available in Barnard Castle and Darlington, both approximately 11 miles away. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Hallway with staircase rising to the first floor, Ground Floor Cloakroom/Wc, fitted Kitchen and Lounge/Diner with French doors opening to the rear garden.

To the first floor there are Two Double Bedrooms and a Family Bathroom.

A staircase rises to the second floor Master Bedroom and En-Suite shower room.

Externally to the front of the property there is an open plan garden, which is laid to lawn. A driveway and attached garage provide ample off road parking facilities.

To the rear the enclosed garden is again laid to lawn. In our opinion this property, which is offered for sale with no onward chain, would make an ideal family home and therefore an early viewing is essential.

Entrance Hallway

Entrance door to hallway, with staircase rising to the first floor, central heating radiator and laminate flooring, which continues throughout the ground floor.



Ground Floor Cloakroom/Wc

Fitted with a low level w/c and wash hand basin. Wall mounted extractor fan and radiator.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Kitchen:
10'11 x 6'4 (3.3m x 1.9m)

Fitted with a range of base and wall units with contrasting work surfaces and tiled splash backs. Integrated electric oven, gas hob and extractor hood. One and a half bowl stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine. Double glazed window to the front elevation and central heating radiator.



Lounge/Dining Room:
15'10 max x 13'3 (4.8m x 4m)

A room of generous proportions situated to the rear of the house overlooking the garden. Double glazed French doors allow lots of natural light into the room. Recessed ceiling lights, television aerial point and central heating radiator.

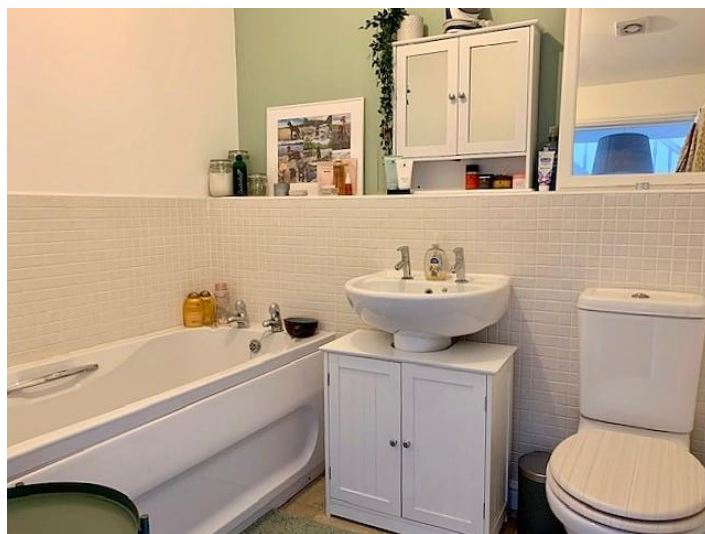


First Floor Landing

With central heating radiator and spindle balustrade. Doors to:

Family Bathroom

Part tiled bathroom fitted with a white suite comprising, panelled bath, pedestal wash hand basin and low level w/c. Ceiling mounted extractor fan, central heating radiator and laminate tile effect flooring.



Bedroom Two: 13'4 max x 11'0 (4.1m x 3.4m)

Double bedroom with two double glazed windows to the rear elevation and central heating radiator.



Bedroom Three: 13'4 x 8'3 max (4.1m x 2.5m)

A second double bedroom with two double glazed windows to the front elevation and central heating radiator.

Second Floor Landing

Fitted storage cupboard and Velux window to the rear elevation.

Master Bedroom: 12'6 min x 9'10 (3.8m x 3.0m)

Double glazed window to the front elevation, built in wardrobes and central heating radiator.



En-Suite

Comprising, shower cubicle with mains fed unit, pedestal wash hand basin and low level w/c. Ceiling extractor fan and central heating radiator.



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Externally

To the front of the property there is an open plan garden which is laid to lawn with flower borders. A driveway, providing added off road parking facilities leads to an attached garage with up and over door, power, lighting and pedestrian door to rear garden.

The rear enclosed garden is again laid to lawn with a paved patio, providing ample space for a range of outdoor furniture.



32 NORTHBRIDGE PARK, ST HELEN AUCKLAND DL14 9UG
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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