



**95 Northbridge Park
St. Helen Auckland DL14 9UG**

- **3 Bedroom Semi Detached**
- **Close To Local Amenities**
- **NO ONWARD CHAIN**
- **Ground Floor Cloakroom**
- **En-Suite Facilities**
- **Enclosed Rear Garden**

Offers In The Region Of £135,000

95 Northbridge Park

Rea Estates welcome to the sales market this Three Bed Semi Detached family home, situated 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 Lobby, Cloakroom/Wc, spacious Lounge with staircase rising to the first floor, Breakfasting Kitchen and a second reception room (created by the current vendor using a large portion of the original garage, leaving the remainder for storage)

To the first floor there is a Family Bathroom are three ample sized Bedrooms the Master of which has En-Suite facilities.

Externally to the rear of the property there is an enclosed garden, which is laid to lawn.

To the front of the property, an open plan garden and a tarmac driveway providing off road parking facilities.

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 highly recommended.

Reception Hallway

Composite entrance door to lobby with doors to:

Ground Floor Cloakroom/Wc:

Fitted with a white low level w/c and wash hand basin.

Lounge: 14'08 x 9'09 (4.47m x 2.97m)

A spacious lounge with double glazed window to the front elevation, open plan staircase rising to the first floor and door to kitchen.



Kitchen:**13'0 x 7'09 max (3.96m x 2.36m)**

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Integrated electric oven, gas hob and extractor hood. Stainless steel sink unit, space and plumbing for automatic washing machine. Window and glazed door opening to the rear garden.

**Dining Area:****7'9 x 5'7 (2.36m x 1.70m)**

Providing ample space for a family size table and chairs. Bay window to the rear elevation.

**Second Reception Room:****11'01 x 7'11 (3.38m x 2.41m)**

A versatile room that could be utilised for a number of purposes, created by the current vendors using a portion of the original garage.

**First Floor Landing**

Window to the front elevation, loft access hatch and cupboard housing water cylinder. Doors to:

Master Bedroom:**14'10 x 9'02 (4.52m x 2.79m)**

A double bedroom of generous proportions with two double built in wardrobes and two windows to the rear, allowing lots of natural light to flood through.



En-Suite

Fitted with a low level w/c, wash hand basin and fully tiled walk in shower enclosure. Obscure double glazed window to the rear, extractor fan and shaver point.



Bedroom Three:

9'01 x 6'05 (2.77m x 1.96m)

Ample sized third bedroom again situated to the front of the house. Built in storage cupboard with hanging rail.



Bedroom Two: 11'06 max x 8'01 (3.51m x 2.46m)

A second double bedroom which is situated to the front of the house and has built in double wardrobe.



Bathroom:

6'06 x 6'05 (1.98m x 1.96m)

Comprising; panelled bath with chrome mixer/shower attachment, low level w/c and pedestal wash hand basin. Obscure double glazed window, extractor fan and shaver point.



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.

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Externally

To the front of the house there is an open plan garden which is laid to lawn and a driveway, providing off road parking facilities.

Gated side access to the rear garden, which is again laid to lawn. A paved patio provides space for outdoor table and chairs.

