



5 Bishops Court St. Helen Auckland DL14 9FB

- 3 Bed Semi Detached Family Home
- 2 Reception Rooms
- Immaculately Presented Throughout
- En-Suite Master Bedroom
- Off Road Parking
- Must Be Viewed

Offers In The Region Of £139,950

5 Bishops Court



Rea Estates welcome to the sales market this double fronted Three Bed Semi Detached property, situated within a quiet cul-de-sac 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.

The property has recently been redecorated and new carpets laid in most of the rooms.

Warmed via Gas Central Heating and benefitting from Double Glazing throughout, the internal layout briefly comprises; Entrance Hallway, Cloakroom/Wc, dual aspect Lounge, Dining Room, Fitted Kitchen and Utility area with access to the Sunroom.

To the first floor, a Family Bathroom and Three Bedrooms, the Master Bedroom having En-Suite facilities.

Externally the property has low maintenance gardens front and rear. A driveway provides off road parking facilities. In our opinion this ready to move into property, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

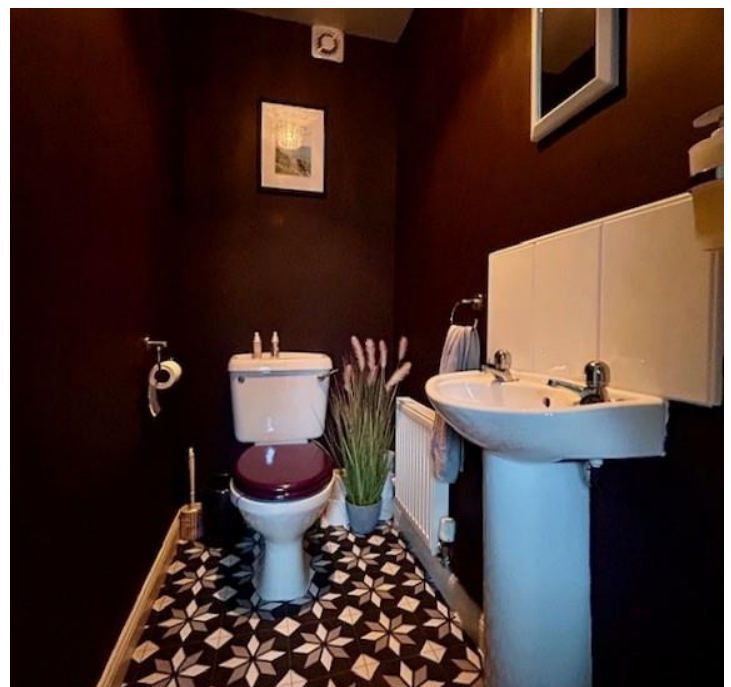
Entrance Hallway

Glazed entrance door to hallway with central heating radiator and staircase rising to the first floor.



Cloakroom/Wc

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



Lounge:**17'06 x 10'04 (5.33m x 3.15m)**

A spacious lounge with window to the front elevation and French doors opening to the rear garden, allowing lots of natural light to flood through. Feature fire surround housing an electric fire and two radiators.

**Dining Room:****8'11 x 8'11 (2.72m x 2.72m)**

Providing ample space for dining and entertaining. Window to the front elevation, radiator and door to:

Kitchen:**9'09 x 8'02 (2.97m x 2.49m)**

Fitted with a range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Stainless steel sink unit with central mixer tap, built in electric oven, gas hob and extractor hood. Window overlooking the sunroom, radiator and access to utility.



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.

Utility:**5'08 x 5'05 (1.73m x 1.65m)**

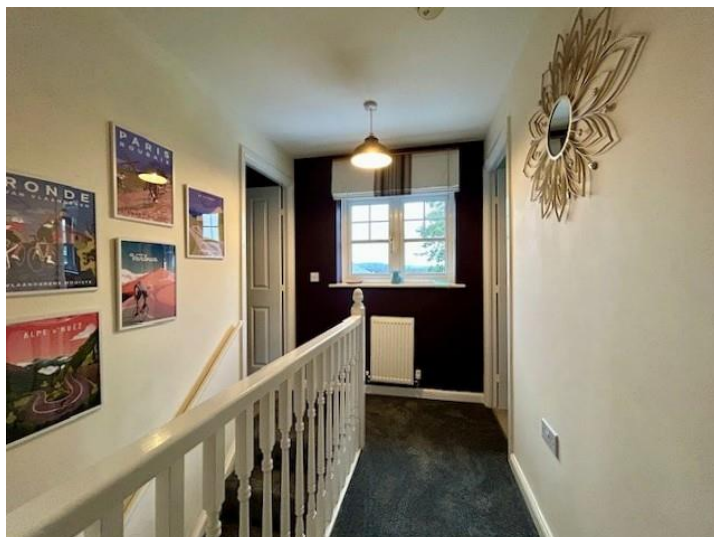
Stainless steel sink unit, wall unit housing central heating boiler, space and plumbing for automatic washing machine. Glazed door to sunroom.

**Sunroom:****12'06 x 9'07 (3.81m x 2.92m)**

A welcome addition to the rear of the property, which benefits from being south facing. Of dwarf wall construction and uPVC double glazing.

**First Floor Landing**

Window to the rear elevation, radiator, built in storage cupboard and loft access hatch. Doors to:

**Master Bedroom:****17'06 max (narrowing to 12'04) x 10'06 (5.33m x 3.20m)**

A double bedroom of generous proportions providing ample space for a range of free standing bedroom furniture. Double glazed windows front and rear, radiator and door to en-suite.



En-Suite

Comprising double enclosure with mains fed unit, low level w/c and wash hand basin. Ceiling mounted extractor fan, radiator and obscure double glazed window.



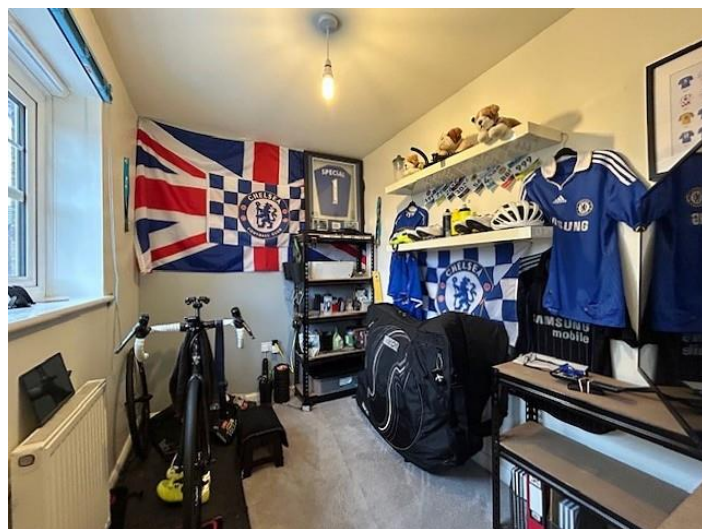
Bedroom Two: 10'10 x 8'03 (3.30m x 2.51m)

A second double bedroom again overlooking the front of the house.



Bedroom Three: 9'04 x 6'04 (2.84m x 1.93m)

Ample sized third bedroom with double glazed window to the rear and radiator.



Family Bathroom

Comprising; panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window, ceiling mounted extractor fan and radiator.



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Externally

To the rear of the property there is an enclosed low maintenance garden with feature paved patio, walkways, decorative gravel and flower beds containing an array of mature plants and shrubs.

Gated side access leads to the front, where there is a gravelled garden and a driveway, providing off road parking facilities.



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Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk