



3 Bedrooms

Located in a sought-after residential area, this modern semi-detached house offers a fantastic opportunity for comfortable family living. The property boasts three well-proportioned bedrooms, perfect for a growing family or those in need of extra space. The light-filled living room provides a welcoming atmosphere, ideal for relaxing or entertaining guests. The contemporary kitchen is equipped with modern appliances and ample storage space, making meal preparation a breeze. Outside, the property features a charming south facing garden, perfect for enjoying outdoor activities. With the added convenience of off-street parking, this property offers both style and practicality. Situated in a convenient location with easy access to local amenities and transport links, this property truly offers the best of modern living. Don't miss out on this fantastic opportunity to make this house your home.

Central Grange
St Helen Auckland, Bishop
Auckland, DL14

Asking Price:

£124,750

EPC Rating: C



Living Room:

15'5" x 10'10" (4.7m x 3.3m)

UPVC double glazed window, laminate flooring, radiator.

Kitchen:

12'10" x 8'10" (3.9m x 2.7m)

Kitchen cupboards with worktop, oven, electric hob, extractor fan, UPVC double glazed window, laminate flooring, stainless steel sink / tap.

Downstairs wc

Bedroom one:

9'2" x 11'6" (2.8m x 3.5m)

Carpet, UPVC double glazed window, radiator.

Bedroom two:

8'2" x 8'10" (2.5m x 2.7m)

Carpet, UPVC double glazed window, radiator.

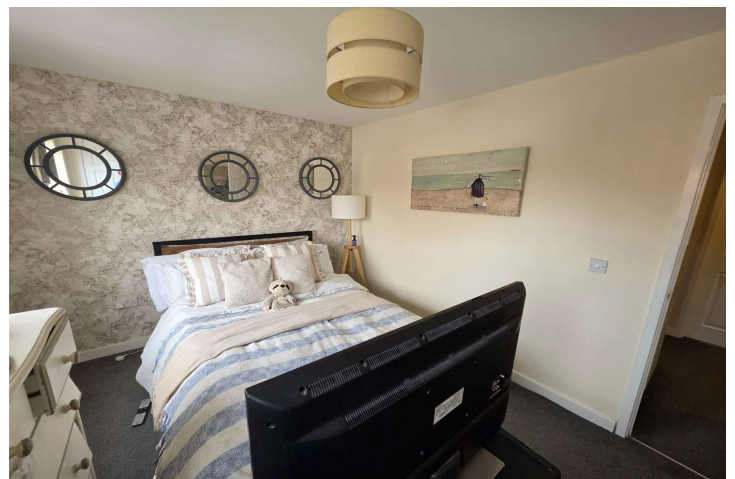
Bedroom three:

6'3" x 8'2" (1.9m x 2.5m)

Carpet, UPVC double glazed window, radiator.

Bathroom:

Bath with overhead shower, UPVC double glazed window.



For additional information and full photo gallery please visit www.holbrookandco.co.uk



Material information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: Driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

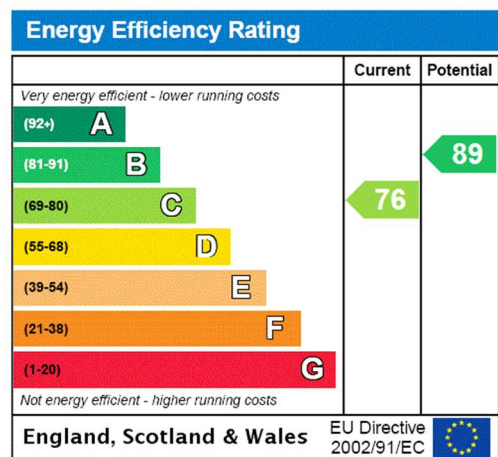
MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves.





For additional information and full photo gallery please visit

www.holbrookandco.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract