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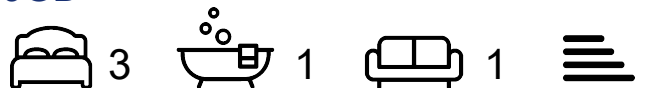
HERE TO GET *you* THERE



Walton Crescent

St. Helen Auckland, Bishop Auckland, DL14 9GD

Price £170,000



Well-presented three bedroomed, semi-detached family home situated on Walton Crescent in St Helen Auckland. Offering well-proportioned accommodation throughout, the property benefits from a family bathroom plus a separate ground floor WC, private driveway, garage and enclosed rear garden. The spacious living room/diner opens directly onto the garden, creating a practical and attractive living space well suited to families, couples and a range of other buyers. The property is particularly well positioned for everyday amenities, with local doctors and dental services available nearby. Tindale Retail Park is also conveniently located close to the property, providing access to a wide range of shops, supermarkets, restaurants and leisure facilities. Bishop Auckland town centre is approximately 2.5 miles away and offers a further selection of amenities, services and schools. The property is also ideally positioned for commuters, with the A688 nearby providing convenient onward access to the A1(M) both North and South. Public transport connections provide access to neighbouring towns and villages as well as destinations including Darlington, Durham and Newcastle.

In brief, the property comprises; an entrance hall leading into the kitchen, spacious living room/diner and separate ground floor WC. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally, the property benefits from a private driveway and garage providing off-street parking and useful additional storage, whilst to the rear is an enclosed garden mainly laid to lawn with a patio area ideal for outdoor furniture, entertaining and dining.



Living Room/Diner 13'9" x 13'5" (4.21m x 4.11m)
The spacious living room/diner is located to the rear of the property and offers ample space for both living and dining furniture. Neutral décor creates a bright and versatile living space, whilst sliding glazed doors provide plenty of natural light and lead directly onto the rear garden and patio area, creating an ideal space for entertaining and outdoor dining.

Kitchen 11'9" x 7'5" (3.6m x 2.27m)
The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splashbacks and sink/drainage unit. Integrated appliances include an oven, hob and overhead extractor hood, with additional space provided for freestanding appliances.

Cloakroom 4'11" x 2'11" (1.5m x 0.9m)
A convenient ground floor WC fitted with a WC and wash hand basin. A particularly useful addition for families and visiting guests.

Master Bedroom 13'8" x 9'6" (4.18m x 2.9m)
The master bedroom is a generous double bedroom with ample space for a king-sized bed and additional bedroom furniture. Two windows to the front elevation provide plenty of natural light.

Bedroom Two 10'6" x 6'6" (3.22m x 2.0m)
The second bedroom is a well-proportioned room overlooking the rear garden and provides flexible accommodation suitable for use as a bedroom, guest room or home office.

Bedroom Three 7'5" x 6'11" (2.27m x 2.12m)
The third bedroom is located to the rear of the property and is ideally suited as a child's bedroom, nursery or home office.

Bathroom 5'4" x 5'3" (1.65m x 1.62m)
The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally, the property benefits from a private driveway and garage to the front, providing off-street parking and useful additional storage. To the rear is an enclosed garden mainly laid to lawn with a patio/seating area accessed directly from the living room/diner. The garden provides an attractive and practical outdoor space for relaxing, entertaining and outdoor dining.

Location
Walton Crescent is conveniently situated in St Helen Auckland and benefits from excellent access to a wide range of everyday amenities. Local healthcare facilities include doctors and dental services nearby, while Tindale Retail Park provides a comprehensive selection of shops, supermarkets, restaurants and leisure facilities. Bishop Auckland town centre is approximately 2.5 miles away, offering a further range of shops, cafés, restaurants, schools and other services. For commuters, the nearby A688 provides convenient access to the A1(M) for travel both North and South, with connections towards Darlington, Durham, Newcastle and the wider North East. Public transport services also provide connections to surrounding towns and villages.

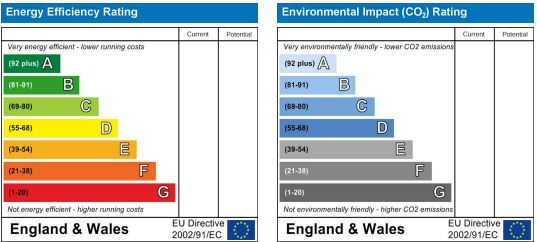
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.