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Rea Estates

01388 60 77 80



8 Old Hall Farm Road

St. Helen Auckland DL14 9EQ

- 3 Bedroom 3 Storey Semi Detached Family Home
- Close To Local Amenities
- Enclosed Rear Garden
- Extended By Current Vendors
- Off Road Parking
- Viewing Essential

Offers In Excess Of £160,000

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Rea Estates offer to the sales market this extended Three Bedroom Semi-Detached family home, occupying a generous plot within a sought after residential cul-de-sac. St. Helens is an ideal base for commuting, being within easy reach of the A68 and A1(M) for travel both North and South and for those outdoor enthusiasts the perfect location to explore, Hamsterley Forest, Durham Dales and the Weardale Valley, which is an Area of Outstanding Natural Beauty. The ever-expanding Tindale Crescent Retail Park is a short walk away and a comprehensive range of schools, shopping and recreational facilities can be found in Bishop Auckland, 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 with staircase rising to the first floor, cloakroom/wc and an impressive open plan kitchen, lounge and dining area, ideal for modern family living and entertaining.
To the first floor there is a family bathroom and two bedrooms.
A staircase rises to the second floor and bedroom three.
Externally the property has gardens front and rear. A block paved driveway provides off road parking facilities.
In our opinion this ready to move into family home, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Lobby

uPVC entrance door opening to lobby with staircase rising to the first floor, central heating radiator and laminate flooring, which continues throughout the ground floor.

Lounge/Dining Room: 25'11 x 10'05 (7.90m x 3.18m)

A light and spacious open plan room with window to the front elevation and French door opening to the rear garden. Two contemporary vertical central heating radiators.







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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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Kitchen:
20’04 x 6’03 (6.20m x 1.91m)

Fitted with a modern range of base, drawer and wall units (incorporating breakfast bar) complementary work surfaces with inset one and a half bowl sink unit. Integrated electric double eye level oven, induction hob with stainless steel extractor hood, dishwasher and wine cooler. Space and plumbing for automatic washing machine and American style fridge freezer.
Recessed ceiling lights, vertical central heating radiator and window to the front and rear elevations.





Cloakroom/Wc

Comprising, low level w/c and wash hand basin inset to vanity unit.



First Floor Landing

Window to the side elevation, storage cupboard and staircase rising to the second floor.



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Bedroom One:
12’07 x 10’05 (3.86m x 3.18m)

A double room of generous proportions situated to the front of the house, featuring a range of fitted bedroom furniture.



Bedroom Two:
9’08 x 7’00 (2.95m x 2.13m)

Overlooking the rear garden.



Bathroom

Pristine family bathroom comprising, walk in shower with rainfall and handheld units, wash hand basin inset to vanity unit and back to wall w/c/. Recessed ceiling lights and obscure double glazed window.



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Second Floor Landing
Built in bookcase/storage unit and door to:

Bedroom Three:
13'09 x 10'07 (4.19m x 3.23m)
A well-proportioned bedroom with Velux window to the rear, radiator and eaves storage.





Externally
To the rear of the house there is an enclosed garden which is laid to lawn with flower borders. A paved patio provides ample space for a range of outdoor furniture.
To the front, an open plan garden which is again laid to lawn. A block paved driveway provides off road parking facilities.



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