



### 3 bed semi-detached house to buy in DL14

The Oval, St. Helen Auckland, Bishop Auckland, Durham, DL14 9DB

**£75,000** Starting Bid

🏠 x3 🚗 x1 🚰 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Driveway Parking
- ✓ Garden to front & rear
- ✓ EPC Rating D

Driveway parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

TO BE SOLD BY ONLINE AUCTION - FEES APPLY | THREE BEDROOMS | OFF STREET PARKING | FRONT & REAR GARDENS |

Nestled in a peaceful and sought-after residential area, this charming three-bedroom semi-detached home offers a perfect blend of comfort, style, and convenience. Located just a short drive from Bishop Auckland town centre, this property boasts excellent local amenities, schools, and transport links, making it ideal for families and commuters alike.

The property briefly comprises living room, kitchen, stairs leading up to 3 bedrooms and family bathroom. Externally, the property benefits from a front garden and driveway, providing off-road parking.

To the rear, a private garden offers a tranquil space to unwind, with potential for further landscaping or outdoor entertainment.

Additional highlights of this home include double glazing, gas central heating, and plenty of storage throughout.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## Front External

Garden to the front elevation and driveway parking.



## Hallway

3.10m x 2.20m (10'2" x 7'2")

Access via UPVC door, double glazed window to the side elevation



## Living Room

3.60m x 2.90m (11'9" x 9'6")

Large window to front elevation.



## Dining Room

4.50m x 3.60m (14'9" x 11'9")

Sliding door to the rear elevation



## Kitchen

6.90m x 2.30m (22'7" x 7'6")

Double glazed window to the rear and side elevation, a range of wall and base units with contrasting work surfaces, sink and drainer unit, radiator, tiled flooring and UPVC door leading to the garden



## Bedroom 1

4.00m x 3.60m (13'1" x 11'9")

Window to the front elevation, fitted wardrobes.



## Bedroom 2

3.60m x 2.90m (11'9" x 9'6")

Double glazed window to the rear elevation, fitted wardrobes.



## Bedroom 3

2.90m x 2.30m (9'6" x 7'6")

Window to the front elevation, fitted wardrobes.



## Bathroom

2.50m x 2.40m (8'2" x 7'10")

Double glazed windows to the side elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with steel taps with overhead shower, tiled walls and vinyl flooring.



## Rear External

Fully enclosed garden to the rear elevation, paved and low maintenance.





**Ground Floor**

Floor area 53.9 sq.m. (580 sq.ft.)



**First Floor**

Floor area 44.3 sq.m. (477 sq.ft.)

**TOTAL: 98.2 sq.m. (1,057 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            | 83        |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | 66                         |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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