

# 2 bedroom semi-detached house for sale, Warner Avenue, St. Helen Auckland, Bishop



Location **Northern Ireland, County Durham**  
<https://www.freeadsz.co.uk/x-161297-z>

This modern family home is situated on in a popular residential area of St Helen Auckland and would be an ideal property for first time buyers. A short distance from Tindale retail park which offers easy access to a range of local amenities such as supermarkets, shops, cafs, restaurants and pubs. Further to this it is also only approximately 2 miles from Bishop Auckland which provides a further array of shops as well as schools and healthcare facilities. In brief this property comprises of an entrance hall which leads into the living room, kitchen and cloakroom to the ground floor. Whilst the second floor contains two bedrooms and a family bathroom. Externally this property benefits from a large enclosed lawned garden to the rear, whilst to the front there is a further small lawned area and drive providing off street parking. **ENTRANCE HALL** Entrance hall leading into the living room and stairs ascending to the first floor. **LIVING ROOM** 4.7m (15' 5") x 2.82m (9' 3") Modern and spacious living room is situated to the front of the property with door leading through into the kitchen. **KITCHEN** 3.0m (9' 10") x 3.8m (12' 6") Fitted kitchen with a range of modern wall and base units with a complimenting wood effect work tops, tiled splash backs and sink/drainers with mixer taps. With an integrated electric oven, gas hob and concealed overhead extractor, plumbing available for an automatic washing machine and space for further electrical appliances such as a free standing fridge/freezer. Space available for a dining table and chairs with door leading out into the rear garden. **CLOAKROOM** Cloakroom fitted with a low level WC and wash hand basin. **MASTER BEDROOM** 2.8m (9' 2") x 2.8m (9' 2") Master bedroom located to the front of the property with neutral decor and window to the front elevation. **BEDROOM TWO** 3.82m (12' 6") x 2.49m (8' 2") A further well proportioned bedroom to the rear of the property with window overlooking the garden. **BATHROOM** 2.08m (6' 10") x 1.68m (5' 6") Family bathroom which is comprising of a low level WC, wash hand basin and panelled bath with overhead shower. Opaque window. **EXTERNAL** To the front of the property there is a small lawned area as well as drive providing off street parking. Whilst to the rear is a large enclosed lawned.

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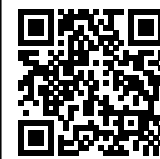
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