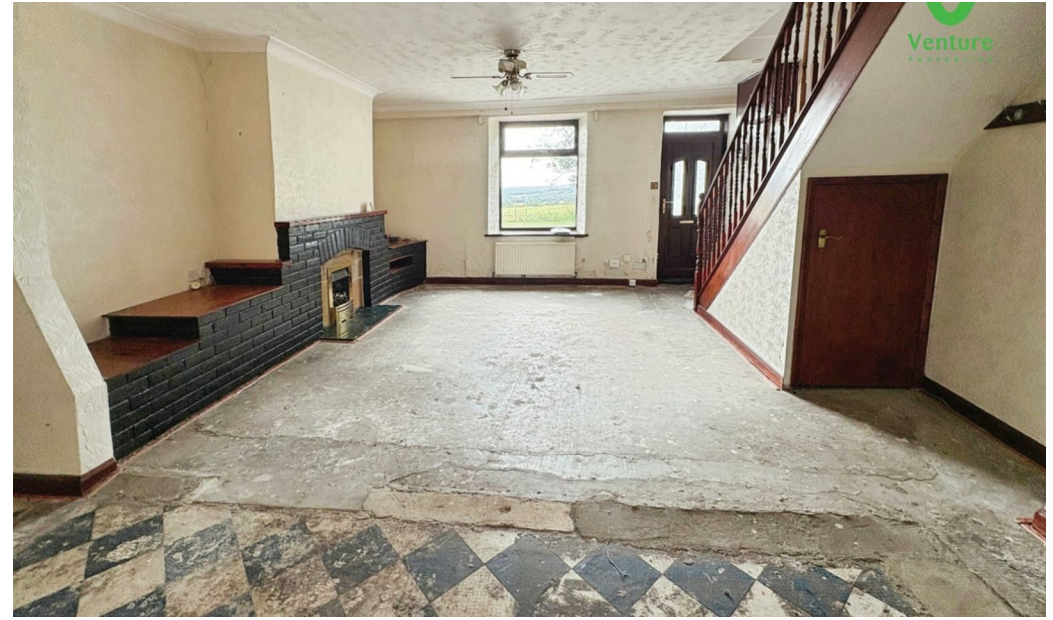




## Front Street

Helmington Row, Crook DL15 0RY

Chain Free £120,000



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# Front Street

Helmington Row, Crook DL15 0RY



- Chain Free
- EPC Grade C
- Three Reception Rooms

- Two Bedroom Mid- Terrace
- Good Sized Garden To The Rear
- In Need Of Renovation Works

- Gas Central Heating
- Panoramic Views To The Front
- Village Location

This two bedroom terraced house presents an excellent opportunity for those seeking a property ripe for modernisation. This home boasts a spacious layout that includes three reception rooms, providing ample space for both relaxation and entertaining.

The first floor features a good sized bathroom, ensuring convenience for residents and guests alike, with the advantage of countryside views. The property has an enclosed rear garden, perfect for enjoying the outdoors in privacy, as well as off-road parking, a valuable asset in this area.

Offering this property chain free, allows for a swift move-in process. With its potential for personalisation and improvement, this terraced house is ideal for first-time buyers or those looking to invest in a project that can be tailored to their tastes.

Helmington Row is a quaint village that offers a sense of community while being conveniently located for access to nearby amenities and transport links. This property is not just a house; it is a canvas waiting for your vision. Don't miss the chance to make this charming home your own.

## Ground Floor

### Entrance

Access via a UPVC entrance door leading into the lounge area.

### Lounge

17'1" x 19'6" max (5.222 x 5.954 max)

Having UPVC window, stairs to the first floor with access to a useful understair storage cupboard, has fire set in painted brick surround with shelving. Central heating radiator and double opening doors lead into the dining area

### Dining Room

17'3" x 8'9" (5.267 x 2.688)

Having sliding patio doors leading into the sun room and opening into the kitchen.

### Kitchen

12'1" x 5'10" (3.704 x 1.790)

Fitted with base and wall units, sink, UPVC window, central heating radiator and space for free standing appliances.

## Sun Room

9'5" x 8'7" (2.889 x 2.624)

Having UPVC patio doors leading out to the garden area.

## First Floor

### Landing

Stairs rise from the entrance and provide access to the loft and first floor accommodation.

### Bathroom/WC

Fitted with a three piece suite comprising bath, WC and wash hand basin. Partially tiled walls, central heating radiator and obscured UPVC window.

### Bedroom One

14'6" x 14'2" max + plus wardrobes (4.436 x 4.325 max + plus wardrobes)

Located to the front elevation of the property having UPVC window benefitting from far reaching views, central heating radiator and double fitted wardrobes and dressing table to one wall.

### Bedroom Two

13'11" x 10'1" (4.262 x 3.080)

Located to the rear elevation of the property having UPVC window, central heating radiator and double fitted wardrobes one housing the gas central heating boiler.

## Exterior

To the rear or the property is an enclosed garden area bounded by fencing. There is space for off road parking if needed.

## Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/3036-5826-6600-0505-3226>

EPC Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your provider

Council Tax: Durham County Council, Band: A Annual price: £1,666.74 (Maximum 2026)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Flooding from rivers and the sea.

## Disclaimer

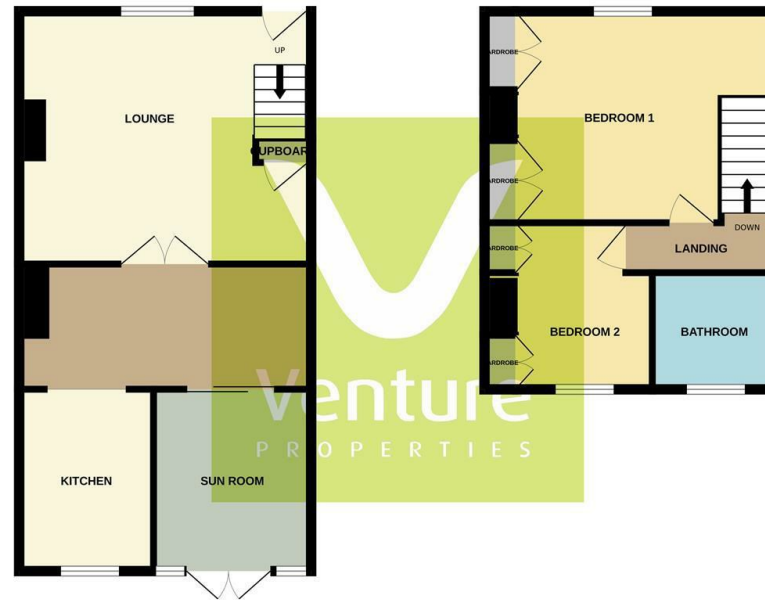
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## Agents Note

Please note there is a vehicular right of access to the side of the terraced houses allowing access to the rear garden to allow off road parking if required.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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