



Front Street

Helmington Row, Crook DL15 0RY

£110,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Front Street

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- Two Bedroom Terraced Cottage
- ECP GRADE TBC
- Rear Cottage Garden Area

- Restored With Love
- Country Style Kitchen
- View To The Front

- Many Traditional Features
- First Floor Bathroom

Nestled in the heart of the charming hamlet of Helmington Row, this beautifully restored country cottage offers the perfect blend of traditional character and modern comfort. Some original features, the home boasts beamed ceilings and a handcrafted oak staircase, adding warmth and history to every corner.

The thoughtfully designed country style kitchen is compact and workable, while the inviting lounge forms the perfect retreat after a long day. Upstairs, there are two generous bedrooms, one single and one double, providing peaceful outlooks, alongside a well-appointed bathroom on the first floor.

Step outside to discover a delightful private courtyard cottage garden with views of the countryside beyond —an idyllic spot for morning coffees or evening relaxation. Whether you're looking for a serene escape or a stylish home with period features, this property offers it all.

Helmington Row itself is a tranquil hamlet in County Durham, situated conveniently between Crook and Willington. The area is well-served, with excellent transport links on the main bus route to Durham, and is only a short drive from Bishop Auckland. The village features its own community park, known locally as 'the Rec', and a handy petrol station.

This charming cottage could be your next beautiful home. Early viewing is highly recommended to fully appreciate all it has to offer—arrange your visit today.

GROUND FLOOR

Entrance Lobby

Via composite entrance door.

Lounge

13'9" x 14'5" (4.201 x 4.413)

Having feature fireplace inglenook with housing a multi burning stove, beamed ceiling, laminate wood flooring, double central heating radiator and upvc double glazed window to front.

Kitchen

15'1" x 7'6" (4.607 x 2.310)

Fitted with a country style kitchen having base units with work surfaces over, ceramic sink unit with mixer tap, slot for gas oven, plumbing for washing machine, space for fridge freezer, laminate flooring, open feature oak staircase to first floor and exposed stone wall, upvc double glazed windows to rear and composite door.

FIRST FLOOR

Landing

Having wood stripped flooring and connecting to the bedrooms and bathrooms.

Bedroom One

15'3" x 10'9" (4.670 x 3.280)

Having cupboard housing combination boiler, double central heating radiator, wood stripped flooring and upvc double glazed window to front with views.

Bedroom Two

12'7" x 6'7" (3.860 x 2.030)

Having dropped roof, wood stripped flooring, double central heating radiator and UPVC double glazed window to rear.

Bathroom

Fitted with a white suite having shower bath with seat and shower and screen over, low level w/c, wash hand basin, double central heating radiator laminate wood flooring and sky light.

Externally

Externally to the rear is a private enclosed yard.

Agents Note

We understand there is a pedestrian right of way to the rear currently used for bin access.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

TBC

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: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade tbc

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.

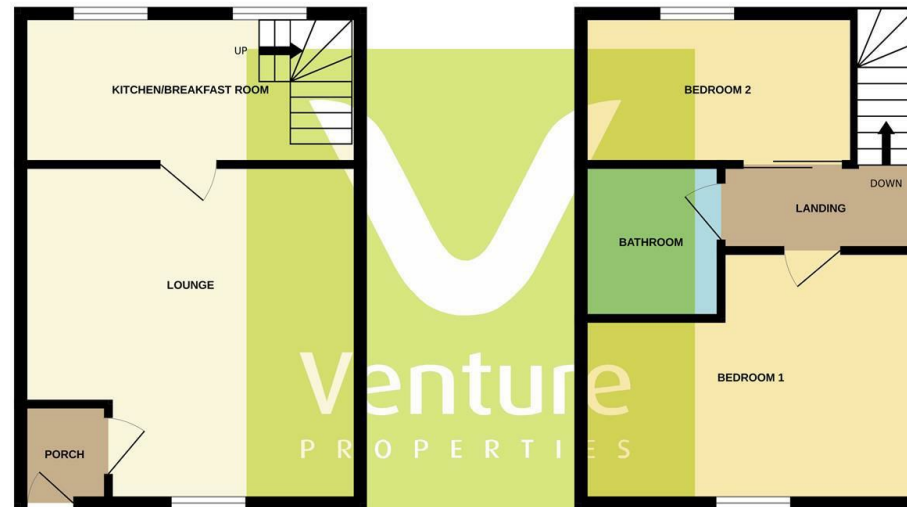
Flood Risk: Very low risk of surface water flooding. Flooding from rivers and the sea.

Disclaimer

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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