

Church Street, Helmington Row, DL15 0RS 2 Bed - House - Mid Terrace £97,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS



Robinsons are pleased to present this charming and well-maintained two-bedroom terraced house located on Church Street in Helmington Row, a delightful area nestled between Crook and Willington. This property is ideally situated on a regular bus route, providing convenient access to both towns, which boast a variety of shopping amenities and educational facilities.

Upon entering, you will find a spacious lounge featuring a cosy log-burning stove, perfect for those chilly evenings. The kitchen is beautifully designed and comes equipped with integrated appliances, making it a joy for any home cook. The property also boasts a large and well-appointed four-piece bathroom, ensuring comfort and convenience for all residents.

On the first floor, you will discover two generously sized double bedrooms. The master bedroom offers a stunning view over the open countryside, creating a serene and peaceful atmosphere.

Externally, the property features a good-sized garden at the front, which provides a lovely outlook, while the rear yard is enclosed and easy to maintain, making it ideal for outdoor relaxation or entertaining.

This delightful home in Helmington Row presents a wonderful opportunity for those seeking a comfortable and stylish living space. We encourage you to contact Robinsons to arrange an internal viewing and experience all that this property has to offer.

Agents Notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

Property Construction - Standard

Number & Types of Rooms - Please refer to the details and

floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply - Mains

Water Supply - Mains (not metered)

Sewerage - Mains

Heating - Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - https://www.ofcom.org.uk

Estimated Broadband Download speeds - please refer to the

Ofcom Website - https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for

inspection.

Selective licencing area - no

Probate – being applied for n/a

Rights & Easements – None known, check with seller

Flood risk - refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk

Coastal Erosion - refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc. Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







OUR SERVICES

Mortgage Advice

Conveyancing

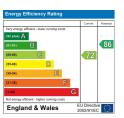
Surveys and EPCs

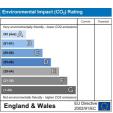
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





Church Street, Helmington Row Approximate Gross Internal Area 761 sq ft - 71 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

DURHAM

1-3 Old Elvet DH13HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings) E: info@robinsonsdurham.co.uk

BISHOP AUCKLAND

120 Newgate Street **DL14 7EH**

E: info@robinsonsbishop.co.uk

T: 0191 383 0777

19A old Elvet DH13HL

DURHAM REGIONAL HEAD OFFICE

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET 45 Front Street

DH3 3BH T: 0191 387 3000

E: info@robinsonscls.co.uk

T: 01388 458111

CROOK

Royal Corner DL15 9UA T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside **DH16 6QE**

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street **TS21 2AU**

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd **TS22 5QQ**

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





SALES • LETTINGS • AUCTIONS