



**Helmsley Close, DL17 8SS**  
**3 Bed - House - Mid Terrace**  
**Offers Over £106,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Welcome to this charming mid-terrace house located on Helmsley Close in the delightful town of Ferryhill. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families or first-time buyers.

As you enter the home, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The room is filled with natural light, creating a bright and airy feel throughout the space, the lounge also benefits from a log burning stove. The beautiful kitchen/dining room completes the ground floor.

The house boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for children, guests, or even a home office.

The property features a modern bathroom, designed with both style and functionality in mind. It provides all the necessary amenities for your daily routines, ensuring convenience for you and your family.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those seeking a community-oriented lifestyle. The surrounding area offers a range of recreational activities, ensuring there is always something to do.

In summary, this mid-terrace house on Helmsley Close is a wonderful opportunity for anyone looking to settle in Ferryhill. With its three bedrooms, inviting reception room, and convenient location, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.

EPC rating-C  
Council tax band-A

**Hallway**  
Tiled flooring, three storage cupboards, stairs to first floor.

**W/C**  
W/C, wash hand basin, Upvc window.

**Lounge**  
13'4 x 11'8 (4.06m x 3.56m)  
Upvc window, radiator, multi fuel stove.

**Kitchen/Diner**  
13'4 x 12'4 (4.06m x 3.76m)  
Modern wall and base units, range oven, plumbed for washing machine, stainless steel sink with mixer tap and drainer, Upvc window, tiled flooring and splash backs, extractor fan, space for dining room table, radiator.

### Landing

Loft access, storage cupboard.

### Bedroom one

13'4 x 12'5 (4.06m x 3.78m)

Upvc window, radiator.

### Bedroom two

11'7 x 10'8 (3.53m x 3.25m)

Upvc window, radiator, lovely outlook.

### Bedroom three

8'7 x 8'4 (2.62m x 2.54m)

Upvc window, lovely outlook, radiator, large storage cupboard.

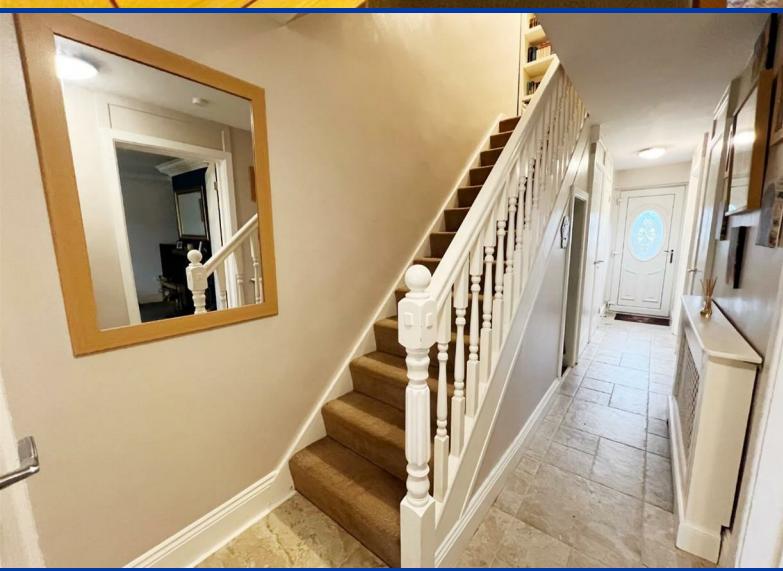
### Bathroom

8'3 x 5'4 (2.51m x 1.63m)

Large bath, shower cubicle, wash hand basin, W/C, Upvc window, chrome towel radiator, fully tiled, extractor fan.

### Externally

To the front elevation is a good sized enclosed garden, whilst to the rear there is a lovely landscaped garden which is easy to maintain and patio.



# OUR SERVICES

Mortgage Advice

Conveyancing

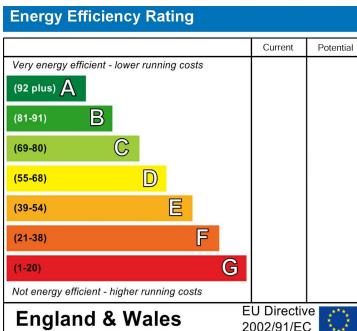
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet

DH1 3HL

**T:** 0191 386 2777 (Sales)

**T:** 0191 383 9994 (option1) (Lettings)

**E:** [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

19A Old Elvet

DH1 3HL

**T:** 0191 383 0777

**E:** [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

**T:** 0191 387 3000

**E:** [info@robinsonsccls.co.uk](mailto:info@robinsonsccls.co.uk)

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

**T:** 01388 458111

**E:** [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

## CROOK

Royal Corner

DL15 9UA

**T:** 01388 763477

**E:** [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside

DH16 6QE

**T:** 01388 420444

**E:** [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)

## SEDGEFIELD

3 High Street

TS21 2AU

**T:** 01740 621777

**E:** [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

## WYNYARD

The Wynd

TS22 5QQ

**T:** 0174 064 5444

**E:** [info@wynyardfineandcountry.co.uk](mailto: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 efficient 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.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)