



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

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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.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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