



The Old Chapel, East View, Helmington Row, DL15 0RR
3 Bed - House - Link Detached
£310,000

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The Old Chapel, East View Helmington Row, DL15 0RR

* NO ONWARD CHAIN * CONVERTED METHODIST CHAPEL * DRIVEWAY AND GARAGE * COUNTRYSIDE VIEWS * SUN ROOM EXTENSION * EN-SUITE BATHROOM * THREE RECEPTION ROOMS *

Enjoying a pleasant position with countryside views to both front and rear, we have the pleasure of offering to the sales market this converted Methodist chapel which was built in approximately 1855 and now comprises of a stone built three bedroom link-detached house. The property has attractive features throughout, including a log burning stove and large sun room extension to the rear. The property has been well maintained and improved over the years and is warmed by a gas combination boiler and has double glazed windows with the ground floor windows being replaced in 2016 and three years warranty left.

The internal accommodation comprises; entrance porch with room for coat and boot storage. Hallway with staircase leading to the first floor landing. Cloakroom/WC. Dining room with window to the front aspect. Kitchen which is fitted with a range of wall, base and drawer units with integrated hob, oven and dishwasher and space for fridge/freezer. Lounge with log burning stove and door leading to the sun room extension which stretches approximately the whole width of the house and enjoys views over the rear garden. Rear hallway with internal door leading to the garage and useful utility room with space and plumbing for automatic washing machine.

To the first floor there are three bedrooms, all having built in wardrobe and cupboards. The main having an en-suite bathroom with four piece suite. To conclude the internal accommodation there is a family shower room with double width shower enclosure .

Council Tax Band D
EPC Rating: D
FREEHOLD













LOCATION

The house has a pleasant position in Helmington Row with farmers fields to the rear and open views to the front. Helmington Row lies just between Crook and Willington and is on a regular bus route giving access to both towns which have a wide range of shopping amenities and schooling. Other larger towns and cities are a within a short driving distance away, including Bishop Auckland and Durham City Centre.

VIEWINGS

An internal viewing comes highly recommended and are strictly by appointment only, please contact Robinsons to arrange yours.

OUTSIDE

Outside the property has enclosed gardens to both front and rear which are well stocked with mature plants, flowers and hedges. The rear garden is tiered and has a good degree of privacy not being directly over looked and enjoys countryside views to both front and rear, best being enjoyed from the roof top decking area above the garage. To the side of the house there is a driveway allowing off road parking and leads to the garage.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains/

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band D- Approx. £2,203 p.a

Energy Rating: D



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



East View Helmington Row

Approximate Gross Internal Area
2116 sq ft - 197 sq m

Utility Room
8'9 x 4'7
2.67 x 1.40m

Garage
18'3 x 11'3
5.56 x 3.43m

Sun Room
30'9 x 9'9
9.37 x 2.97m

Kitchen
11'7 x 11'5
3.53 x 3.48m

Lounge
23'8 x 10'6
8.43 x 3.20m

Dining Room
11'8 x 11'8
3.56 x 3.56m

Bedroom
11'8 x 11'5
3.56 x 3.48m

Bedroom
11'8 x 11'7
3.56 x 3.53m

Bedroom
15'7 x 10'7
4.75 x 3.23m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		57	72
		EU Directive 2002/91/EC	

GROUND FLOOR

FIRST FLOOR

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. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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