



Front Street, DL15 0RY  
2 Bed - House - Terraced  
Offers Over £85,000

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## Front Street , DL15 0RY

Located on Front Street in the picturesque village of Helmington Row, this delightful two-bedroom terraced cottage beautifully combines timeless character with modern comfort. Originally built around 1900, it retains the charm of its period roots while offering the convenience of contemporary upgrades, including gas central heating via a newly installed (2025) combination boiler and UPVC double glazing throughout.

The ground floor offers a welcoming lounge with ample room for a range of seating arrangements. The well-appointed kitchen features an extensive selection of wall, base, and drawer units, along with an integrated fridge, cooker, and hob. To the rear, a bright conservatory provides the perfect dining space and overlooks the private, lovingly maintained garden.

Upstairs, the property continues to impress with two generously sized bedrooms. The rear bedroom enjoys a Juliet balcony and built-in storage, while the front double bedroom benefits from far-reaching countryside views and a useful over-stairs cupboard. The contemporary shower room is stylishly finished, equipped with a modern three-piece suite including a mains-fed shower enclosure, wash basin, and WC.

The private rear garden is a standout feature - thoughtfully designed with colourful flower beds and low-maintenance artificial grass, creating an inviting outdoor sanctuary. Two bespoke timber storage sheds, each with power, add superb practicality: one currently accommodates the washing machine and tumble dryer, while the other provides space for a freezer. The yard also benefits from timed security lighting.

Offered with no onward chain, this charming cottage is ready to move straight into and enjoy - contact Robinsons today to arrange your viewing.







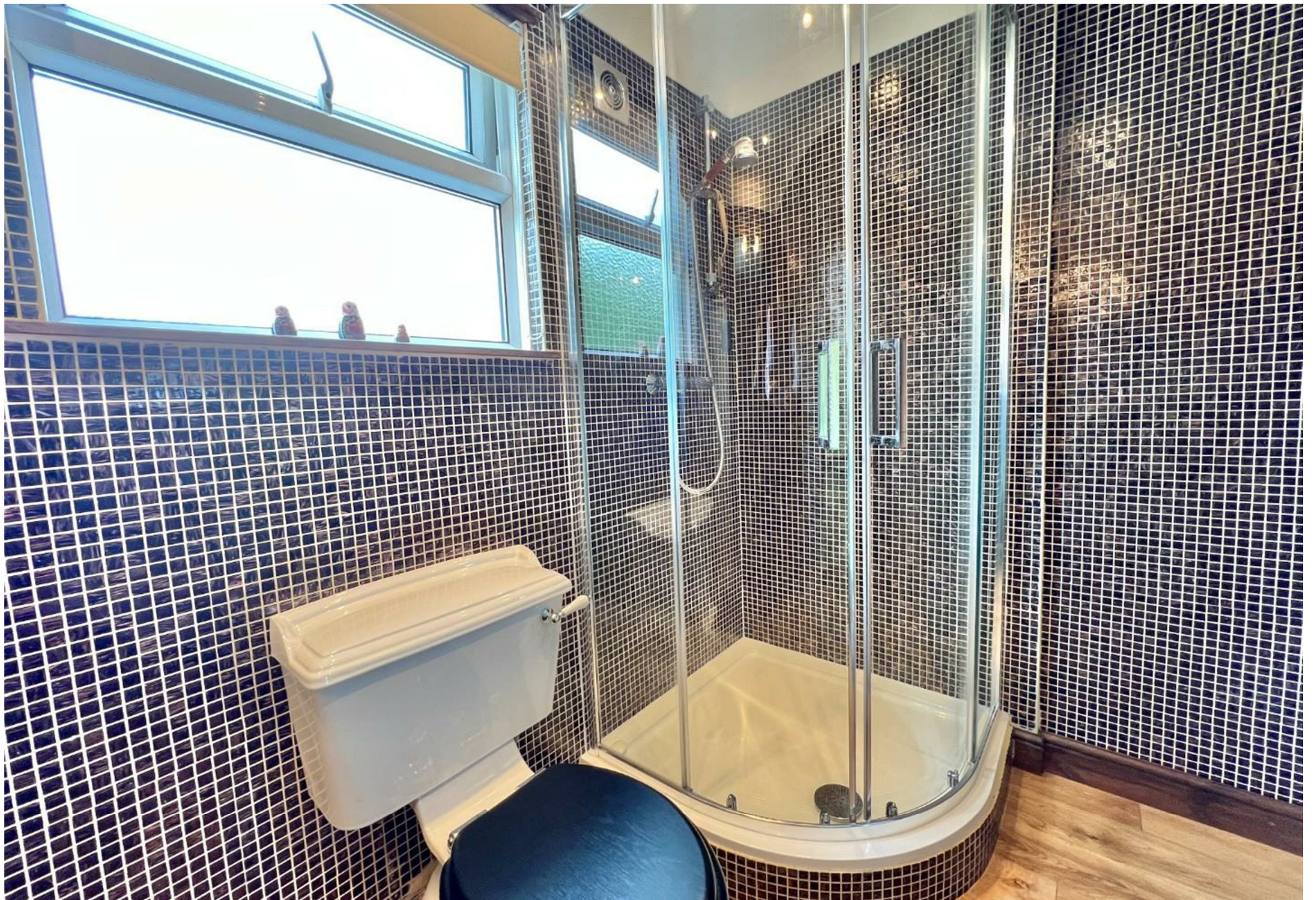
















### Agents Notes

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

EPC- D Rating

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.

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-area>

Protected Trees – TBC

Planning Permission – n/a

Accessibility/Adaptations – Rear conservatory

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.

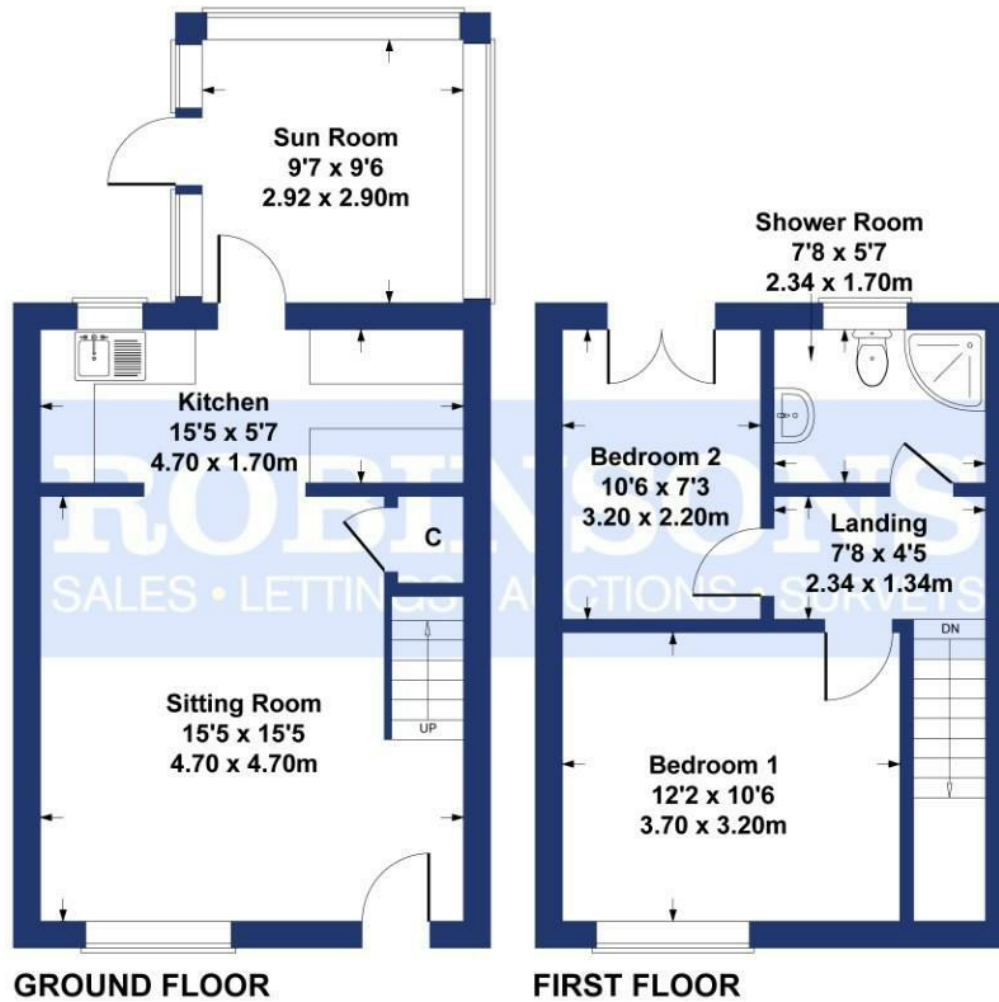






# Front Street Helmington Row

Approximate Gross Internal Area  
764 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		88
(81-81) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



