



## Front Street

Helmington Row, Crook DL15 0RY

£110,000





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# Front Street

Helmington Row, Crook DL15 0RY



- Two Bedroom Terraced Cottage
- EPC Grade D
- Rear Cottage Garden Area

- Restored With Love
- Country Style Kitchen
- View To The Front

- Many Traditional Features
- First Floor Bathroom

Nestled in the heart of the charming hamlet of Helmington Row, this beautifully restored country cottage offers the perfect blend of traditional character and modern comfort. Some original features, the home boasts beamed ceilings, adding warmth and history to every corner.

The thoughtfully designed country style kitchen is compact and workable, while the inviting lounge forms the perfect retreat after a long day. Upstairs, there are two generous bedrooms, one single and one double, providing peaceful outlooks, alongside a well-appointed bathroom on the first floor.

Step outside to discover a delightful private courtyard cottage garden with views of the countryside beyond —an idyllic spot for morning coffees or evening relaxation. Whether you're looking for a serene escape or a stylish home with period features, this property offers it all.

Helmington Row itself is a tranquil hamlet in County Durham, situated conveniently between Crook and Willington. The area is well-served, with excellent transport links on the main bus route to Durham, and is only a short drive from Bishop Auckland. The hamlet features its own community park, known locally as 'the Rec', and a handy petrol station.

This charming cottage could be your next beautiful home. Early viewing is highly recommended to fully appreciate all it has to offer—arrange your visit today.

## GROUND FLOOR

### Entrance Lobby

Via composite entrance door.

### Lounge

13'9" x 14'5" (4.201 x 4.413)

Having feature fireplace inglenook with housing a multi fuel burning stove, beamed ceiling, laminate wood flooring, double central heating radiator and upvc double glazed window to front.

### Kitchen

15'1" x 7'6" (4.607 x 2.310)

kitchen having base units with work surfaces over, ceramic sink unit with mixer tap, slot for gas oven, plumbing for washing machine, space for fridge freezer, laminate flooring, open feature oak staircase to first floor and exposed stone wall, upvc double glazed windows to rear and composite door.

## FIRST FLOOR

### Landing

Having original elm board flooring and connecting to the bedrooms and bathrooms.

### Bedroom One

15'3" x 10'9" (4.670 x 3.280)

Having cupboard housing combination boiler, double central heating radiator, original elm board flooring and upvc double glazed window to front with views.

### Bedroom Two

12'7" x 6'7" (3.860 x 2.030)

Having dropped roof, original elm board flooring, double central heating radiator and UPVC double glazed window to rear.

### Bathroom

Fitted with a white suite having shower bath with seat and shower and screen over, low level w/c, wash hand basin, double central heating radiator original elm board flooring and sky light.

### Externally

Externally to the rear is a private enclosed yard.

### Agents Note

We understand there is a pedestrian right of way to the rear currently used for bin access.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2195-7590-2706-7711>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your provider

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Flooding from rivers and the sea.

## Disclaimer

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GROUND FLOOR

1ST FLOOR



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## Property Information

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