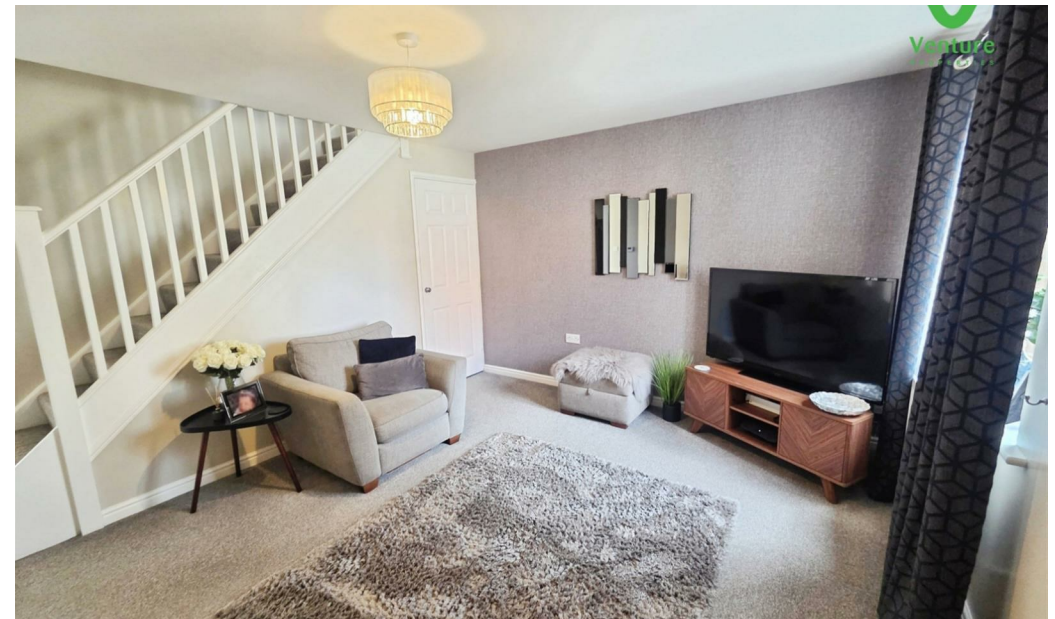




Helmington Row, Crook DL15 0SA

£200,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Helmington Row, Crook DL15 0SA



- Three Bedroom Detached
- EPC Grade B
- Immaculate Home

- Stunning Corner Plot
- Large Garden
- Lovely Quiet Location

- Not Overlooked
- Garage & Gravelled Driveway
- Call Venture To View

Nestled in the heart of the picturesque village of Helmington Row, this stunning detached family home presents a rare opportunity to secure a beautifully appointed residence in one of County Durham's most sought-after communities. Immaculately presented throughout, this light and airy property offers three generously sized bedrooms, making it perfect for families or those seeking extra space in a tranquil, countryside setting.

Standing proudly on a corner plot that is not overlooked, the property enjoys enviable privacy and far-reaching views over open fields and rolling countryside, creating a peaceful retreat from the bustle of everyday life. The expansive gardens stretch to the rear and side, providing a fantastic outdoor space for children to play, alfresco dining, or simply relaxing and enjoying the natural surroundings. A large gravelled driveway leads to a garage, ensuring ample parking and storage.

Inside, the home offers a seamless blend of modern living with timeless charm, benefitting from meticulous attention to detail and flawless presentation. The spacious lounge and complementary dining areas are flooded with natural light, further enhancing the sense of space and serenity throughout. The property has been maintained to an excellent standard, promising comfort and style from the moment you move in.

The village of Helmington Row is renowned for its strong community spirit, rich history, and scenic beauty. Residents can enjoy quiet walks along country lanes, visits to historic buildings, and the warm welcome of a tight-knit neighbourhood. Helmington Row is ideal for families seeking a safe, friendly environment, as well as those looking to escape to a slower pace of life in close proximity to countryside attractions.

With its blend of stylish accommodation, generous plot, and idyllic location, this family home truly must be viewed to be appreciated. To arrange your viewing and discover all that this impressive property has to offer, please get in to

## GROUND FLOOR

### Entrance Hallway

Via upvc front entrance door.

### Ground Floor Cloaks WC

Fitted with a white wc, wash hand basin and central heating radiator.

### Lounge

14'7" x 11'9" (4.452 x 3.592)

Having under stairs storage cupboard, central heating radiator, open staircase to first floor and uPVC double glazed window to front.

### Kitchen/Breakfast Room

14'8" x 9'5" (4.480 x 2.875)

Fitted with a good range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and gas hob with extraction hood over, plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, space for breakfast table and patio doors to rear garden.

## FIRST FLOOR

### Landing

Having central heating radiator and loft hatch.

### Bedroom One

13'2" x 8'3" (4.027 x 2.525)

With central heating radiator and uPVC double glazed window to front.

### Bedroom Two

11'3" x 8'1" (3.430 x 2.486)

Having central heating radiator and uPVC double glazed window to rear with views.

### Bedroom Three

8'2" x 6'1" (2.492 x 1.876)

Having central heating radiator and uPVC double glazed window to front.

### Bathroom/WC

Fitted with a white suite comprising of panelled bath with hand held shower over, wc, wash hand basin, tiled splash backs and central heating radiator.

## Externally

The property sits on a good sized corner plot with gardens to rear and to side. There is a garage to the side which has an entrance door from the garden also. To the front is a good sized gravelled driveway.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8141-7437-6330-5329-9922>

EPC Grade B

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.

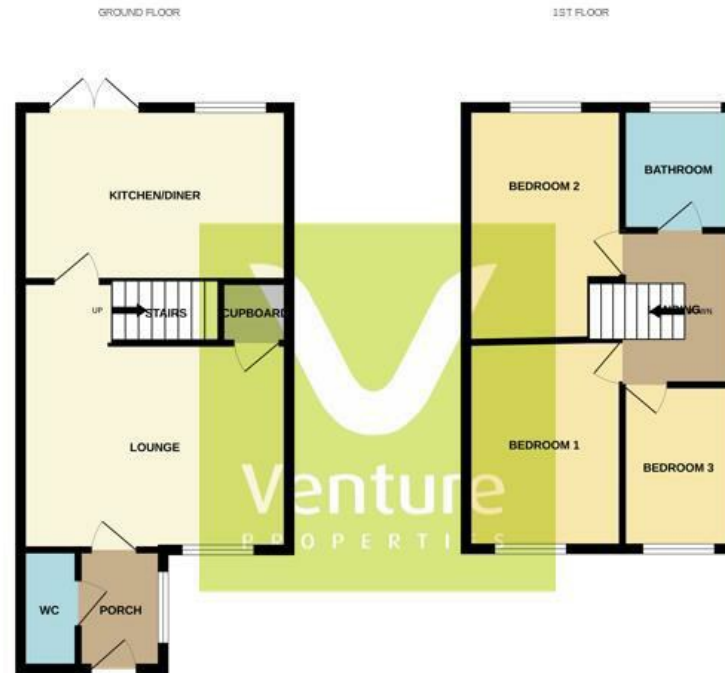
Council Tax: Durham County Council, Band: C. Annual price: £2,222.19 (Maximum 2025)

Energy Performance Certificate Grade B

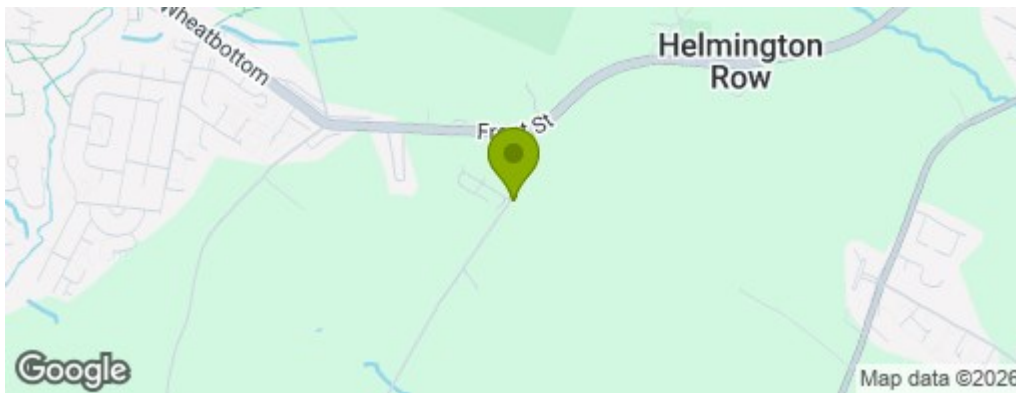
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding and flooding from the rivers and sea

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, layout and appearance shown here are not intended and no guarantee is given as to their operability or efficiency can be given.  
Made with Mapbox 12/23



## Property Information

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)