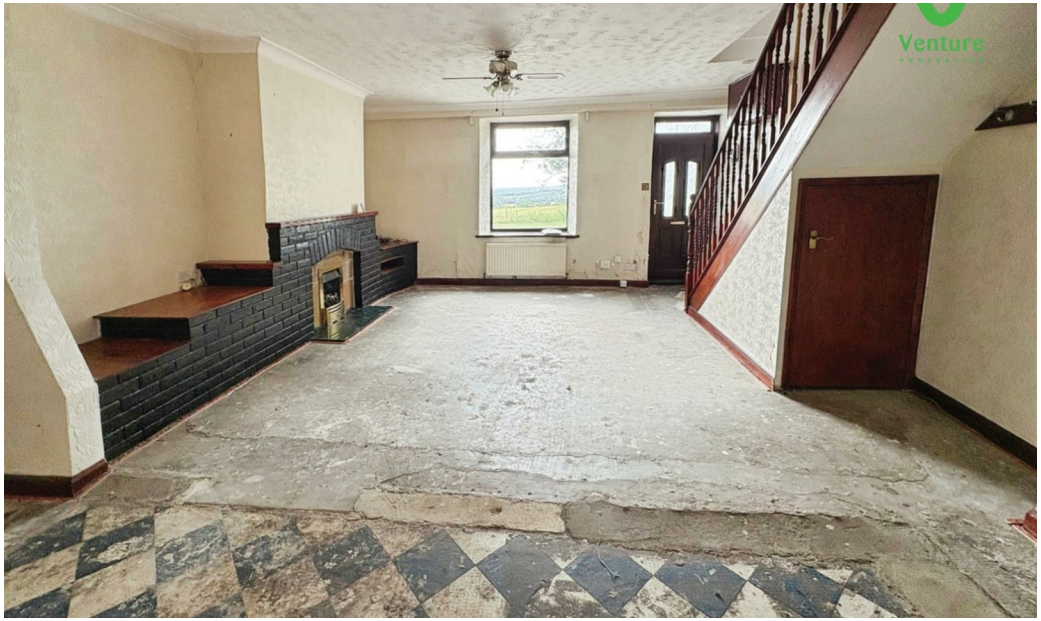
Front Street

Helmington Row, Crook DL15 0RY

By Auction £72,000

Venture
PROPERTIES



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x 2 x 1 x 3

- For sale by Modern Auction - T&C's apply
- Gas Central Heating
- Panoramic Views To The Front
- Subject to Hidden Reserve Price
- EPC Grade C
- Chain Free
- Buyer's Fees Apply - Buyer Information Pack Available
- Good Sized Garden To The Rear
- Two Bedroom Mid- Terrace

Guide price £72,000 plus reservation fee

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

This two bedroom terraced house presents an excellent opportunity for those seeking a property ripe for modernisation. This home boasts a spacious layout that includes three reception rooms, providing ample space for both relaxation and entertaining.

The first floor features a good sized bathroom, ensuring convenience for residents and guests alike, with the advantage of countryside views. The property has an enclosed rear garden, perfect for enjoying the outdoors in privacy, as well as off-road parking, a valuable asset in this area.

Offering this property chain free, allows for a swift move-in process. With its potential for personalisation and improvement, this terraced house is ideal for first-time buyers or those looking to invest in a project that can be tailored to their tastes.

Helmington Row is a quaint village that offers a sense of community while being conveniently located for access to nearby amenities and transport links. This property is not just a house; it is a canvas waiting for your vision. Don't miss the chance to make this charming home your own.

Ground Floor

Entrance
Access via a UPVC entrance door leading into the lounge area.

Lounge
17'1" x 19'6" max (5.222 x 5.954 max)
Having UPVC window, stairs to the first floor with access to a useful understair storage cupboard, has fire set in painted brick surround with shelving. Central heating radiator and double opening doors lead into the dining area

Dining Room
17'3" x 8'9" (5.267 x 2.688)
Having sliding patio doors leading into the sun room and opening into the kitchen.

Kitchen
12'1" x 5'10" (3.704 x 1.790)
Fitted with base and wall units, sink, UPVC window, central heating radiator and space for free standing appliances.

Sun Room
9'5" x 8'7" (2.889 x 2.624)
Having UPVC patio doors leading out to the garden area.

First Floor

Landing
Stairs rise from the entrance and provide access to the loft and first floor accommodation.

Bathroom/WC
Fitted with a three piece suite comprising bath, WC and wash hand basin. Partially tiled walls, central heating radiator and obscured UPVC window.

Bedroom One
14'6" x 14'2" max + plus wardrobes (4.436 x 4.325 max + plus wardrobes)
Located to the front elevation of the property having UPVC window benefitting from far reaching views, central heating radiator and double fitted wardrobes and dressing table to one wall.

Bedroom Two
13'11" x 10'1" (4.262 x 3.080)
Located to the rear elevation of the property having UPVC window, central heating radiator and double fitted wardrobes one housing the gas central heating boiler.

Exterior
To the rear or the property is an enclosed garden area bounded by fencing. There is space for off road parking if needed.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/3036-5826-6600-0505-3226

EPC Grade C

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: £1,666.74 (Maximum 2026)
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
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.

Agents Note
Please note there is a vehicular right of access to the side of the terraced houses allowing access to the rear garden to allow off road parking if required.

Auctioneers Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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