





Coronation Terrace, Helmington Row, DL15 0RX

2 Bed - House - Mid Terrace

£70,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

NOTICE OF OFFER
Property address: 9 Coronation Terrace, Helmington Terrace, Crook, Co Durham, DL15 0RX.

We advise that an offer has been made for the above property in the sum of £68,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Robinsons Estate Agents, Royal Corner, Crook, Co Durham, DL15 9UA Tel : 01388763477

* NO FORWARD CHAIN *

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this two double bedroom mid terrace house, located at Helmington Row. The house has spacious accommodation throughout with two reception rooms, it is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge, dining room, kitchen. To the first floor there are two bedrooms and a bathroom.

Outside there is an enclosed forecourt to the front and a yard to the rear.

Helmington Row is located between Crook and Willington and is on a regular bus route and has a petrol station/shop. A wider range of amenities and healthcare can be found in either of the neighbouring towns.

Contact Robinsons for further information and to arrange an internal viewing.

Agent Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
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
Sewerage – Mains
Heating – Gas Central Heating
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 – NA
Probate – NA
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











OUR SERVICES

Mortgage Advice

Conveyancing

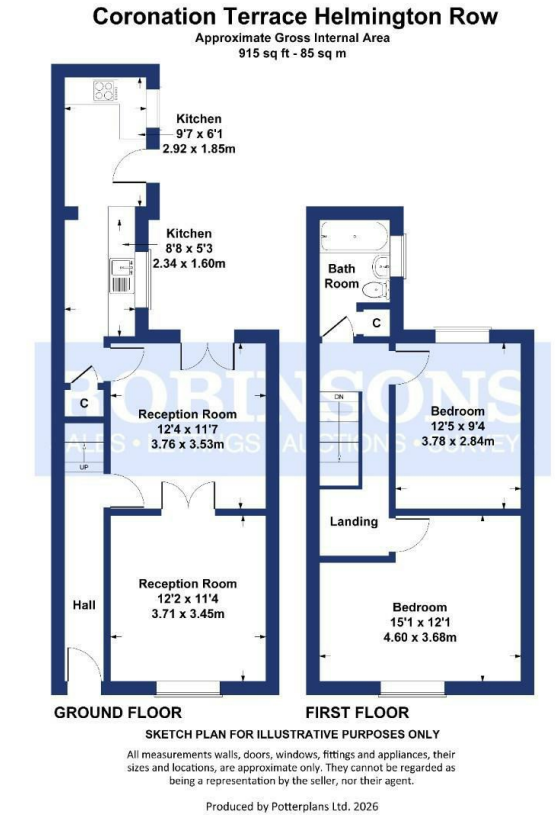
Surveys and EPCs

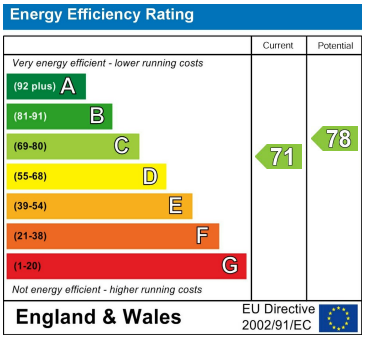
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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