



**Helmsley Close, Ferryhill, DL17 8SS**  
**3 Bed - House - Mid Terrace**  
**Offers Over £106,000**

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Welcome to this charming mid-terrace house located on Helmsley Close in the delightful town of Ferryhill. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families or first-time buyers.

As you enter the home, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The room is filled with natural light, creating a bright and airy feel throughout the space, the lounge also benefits from a log burning stove. The beautiful kitchen/dining room completes the ground floor.

The house boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for children, guests, or even a home office.

The property features a modern bathroom, designed with both style and functionality in mind. It provides all the necessary amenities for your daily routines, ensuring convenience for you and your family.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those seeking a community-oriented lifestyle. The surrounding area offers a range of recreational activities, ensuring there is always something to do.

In summary, this mid-terrace house on Helmsley Close is a wonderful opportunity for anyone looking to settle in Ferryhill. With its three bedrooms, inviting reception room, and convenient location, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.

EPC rating-C  
Council tax band-A

**Hallway**  
Tiled flooring, three storage cupboards, stairs to first floor.

**W/C**  
W/C, wash hand basin, Upvc window.

**Lounge**  
13'4 x 11'8 (4.06m x 3.56m)  
Upvc window, radiator, multi fuel stove.

**Kitchen/Diner**  
13'4 x 12'4 (4.06m x 3.76m)  
Modern wall and base units, range oven, plumbed for washing machine, stainless steel sink with mixer tap and drainer, Upvc window, tiled flooring and splash backs, extractor fan, space for dining room table, radiator.

**Landing**  
Loft access, storage cupboard.

**Bedroom one**  
13'4 x 12'5 (4.06m x 3.78m)  
Upvc window, radiator.

**Bedroom two**  
11'7 x 10'8 (3.53m x 3.25m)  
Upvc window, radiator, lovely outlook.

**Bedroom three**  
8'7 x 8'4 (2.62m x 2.54m)  
Upvc window, lovely outlook, radiator, large storage cupboard.

### Bathroom

8'3 x 5'4 (2.51m x 1.63m)

Large bath, shower cubicle, wash hand basin, W/C, Upvc window, chrome towel radiator, fully tiled, extractor fan.

### Externally

To the front elevation is a good sized enclosed garden, whilst to the rear there is a lovely landscaped garden which is easy to maintain and patio.

### Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1,703.96 p.a  
Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

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 – NA

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>

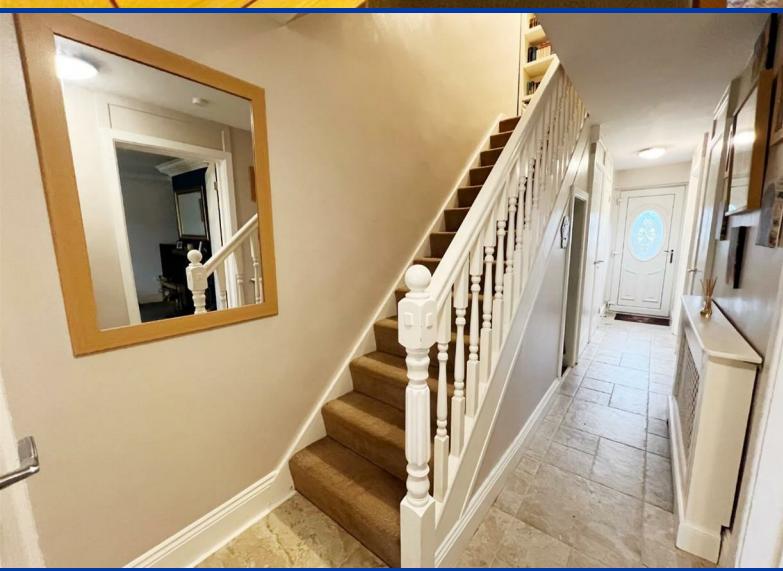
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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.



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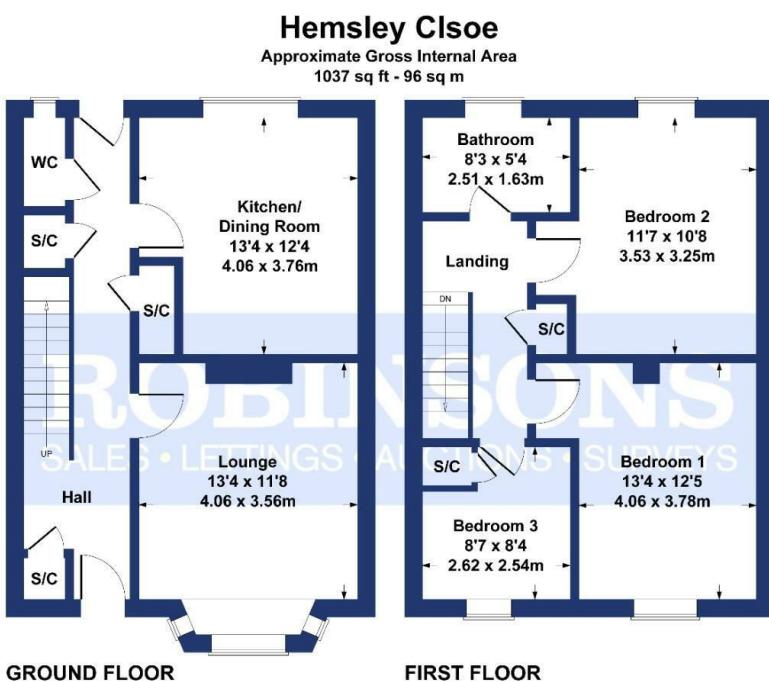
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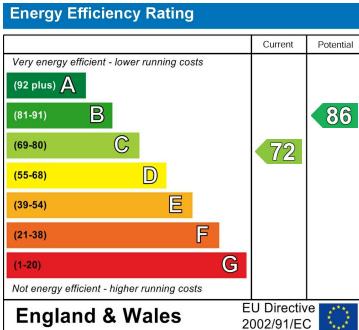
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026



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