



**Milburn Way, Howden Le Wear, DL15 8FB**  
**3 Bed - House - Semi-Detached**  
**£120,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

This three bedroom semi-detached house sits on a generous size plot with driveway and garage and large enclosed rear garden. The house is positioned in a modern cul-de-sac in Howden Le Wear and within walking distance of primary schooling, post office/grocery store and bus links.

The internal accommodation comprises; entrance vestibule, lounge, kitchen/dining room with space for appliances and dining table. Rear hallway and cloakroom/WC.

To the first floor there are three bedrooms and a re-fitted bathroom.

Outside there is a driveway and garage to the front. The rear garden is a generous size and mainly laid to lawn and is enclosed.

Howden Le Wear is within a short driving distance of both Bishop Auckland and Crook which have a wide range of shopping amenities and health care facilities.

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

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: B

Annual Price: £1,984.00

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Mobile Signal: Average

#### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.

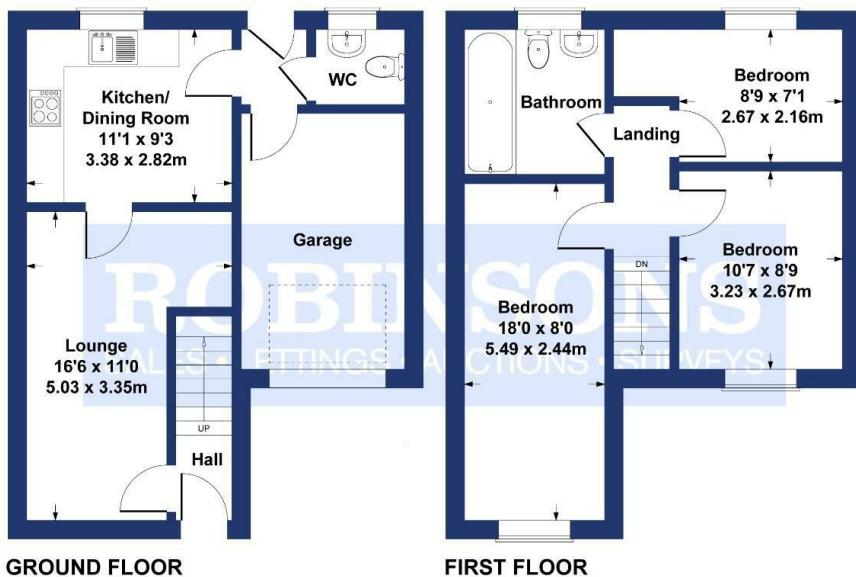


# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

## Milburn Way Howden Le Wear

Approximate Gross Internal Area  
886 sq ft - 82 sq m



### 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. 2025

| Energy Efficiency Rating                                 |                         |                         |
|--|-------------------------|-------------------------|
|  | Current                 | Potential               |
| Very energy efficient - lower running costs<br>(99 plus) | A                       |                         |
| (91-91)  | B                       |                         |
| (89-80)  | C                       |                         |
| (75-54)  | D                       |                         |
| (59-34)  | E                       |                         |
| (21-09)  | F                       |                         |
| (7-20)   | G                       |                         |
| Not energy efficient - higher running costs              |                         |                         |
| England & Wales  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |                         |                         |
|--|-------------------------|-------------------------|
|  | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A                       |                         |
| (81-91)  | B                       |                         |
| (69-80)  | C                       |                         |
| (55-48)  | D                       |                         |
| (39-34)  | E                       |                         |
| (21-18)  | F                       |                         |
| (1-20)   | G                       |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |                         |                         |
| England & Wales  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL  
T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonsccls.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE  
T: 01388 420444  
E: info@robinsonsspennymoor.co.uk

### SEDGEFIELD

3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ  
T: 0174 064 5444  
E: info@wynyardfineandcountry.co.uk

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 efficient 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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS