



Valley Terrace, Howden Le Wear, DL15 8EW  
2 Bed - House - Mid Terrace  
£95,000

**ROBINSONS**  
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# Valley Terrace

## Howden Le Wear, DL15 8EW

\* NO FORWARD CHAIN \* REAR GARDEN \*

Robinsons are delighted to offer to the sales market with the benefit of NO FORWARD CHAIN this two bedroom mid terrace house with a yard and garden to the rear. The property is competitively priced and benefits from a gas combination boiler, UPVC double glazed windows and first floor bathroom.

The internal accommodation comprises; entrance hallway, lounge with views to the front aspect. Dining room with understairs storage cupboard. Kitchen with a range of fitted wall, base and drawer units with space for appliances, useful utility room.

To the first floor there are two well proportioned bedrooms and a bathroom with three piece suite.

Outside there is a garden to the front, yard directly to the rear and over the back lane a garden.

Howden Le Wear is a popular village located within close proximity to Crook and Bishop Auckland and is on a bus route giving access to those towns. It has a primary school, village shop/post office, petrol station and fish 'n' chip shop, it is surrounded by an abundance of countryside views and walks.

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: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic 8 Mbps

Superfast 80 Mbps

Ultrafast 1800 Mbps

Mobile Signal: Average

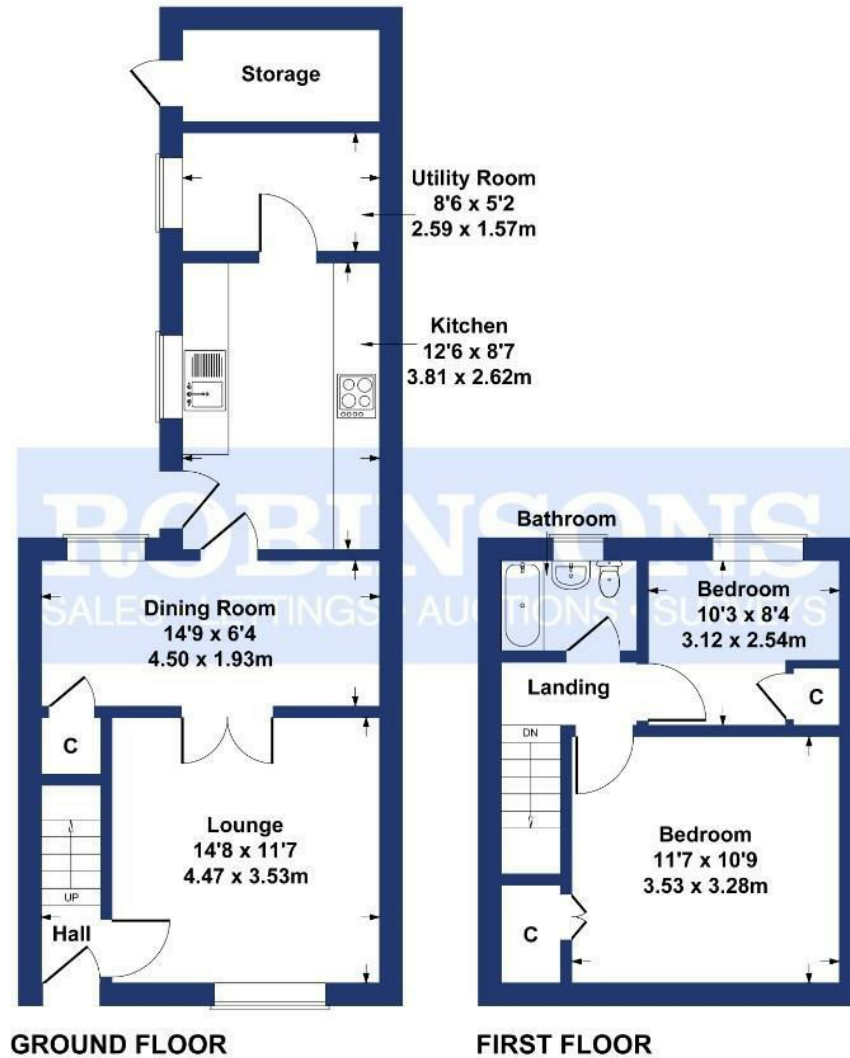
### Disclaimer

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.



# Valley Terrace Howden Le Wear

Approximate Gross Internal Area  
742 sq ft - 69 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 |  |                         |           |
| (92 plus) A                                 |  |                         | 80        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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