



Weardale Court, Howden Le Wear, DL15 8HP  
2 Bed - Bungalow - Semi Detached  
Offers In The Region Of £125,000

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

# Weardale Court

## Howden Le Wear, DL15 8HP

\* NO FORWARD CHAIN \* DRIVEWAY AND GARAGE \* FRONT AND REAR GARDENS \*

Robinsons are delighted to present to the market this charming two-bedroom semi-detached bungalow, offered for sale with no forward chain. Situated in a quiet cul-de-sac, the property enjoys pleasant views over a central green area with mature trees. Additional features include a garage and driveway, front and rear gardens, and gas central heating via a combination boiler.

The accommodation comprises an entrance hallway leading to a spacious lounge with views to the front aspect. The kitchen is fitted with a range of wall, base, and drawer units and provides access to a useful utility room, which has an internal door to the garage. There are two well-proportioned bedrooms, one with a front aspect and the other overlooking the rear garden, and a bathroom fitted with a three-piece suite.

Externally, the bungalow benefits from a lawned front garden with flower beds and a private rear garden, which is enclosed and features a gravelled area and additional flower beds. A further enclosed area to the side offers ideal bin storage, and the driveway and garage are conveniently located at the rear.

Weardale Court is a peaceful cul-de-sac in Howden Le Wear, with the property enjoying views over the central green area with mature trees. The village offers a primary school, local shop/post office, and is served by a regular bus route to Crook and Bishop Auckland, both of which provide a wide range of shopping and healthcare facilities.

For further information or to arrange an internal viewing, please contact Robinsons.













### Agent Notes

Council Tax: Durham County Council, Band B £2039.00

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 – No

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 – no

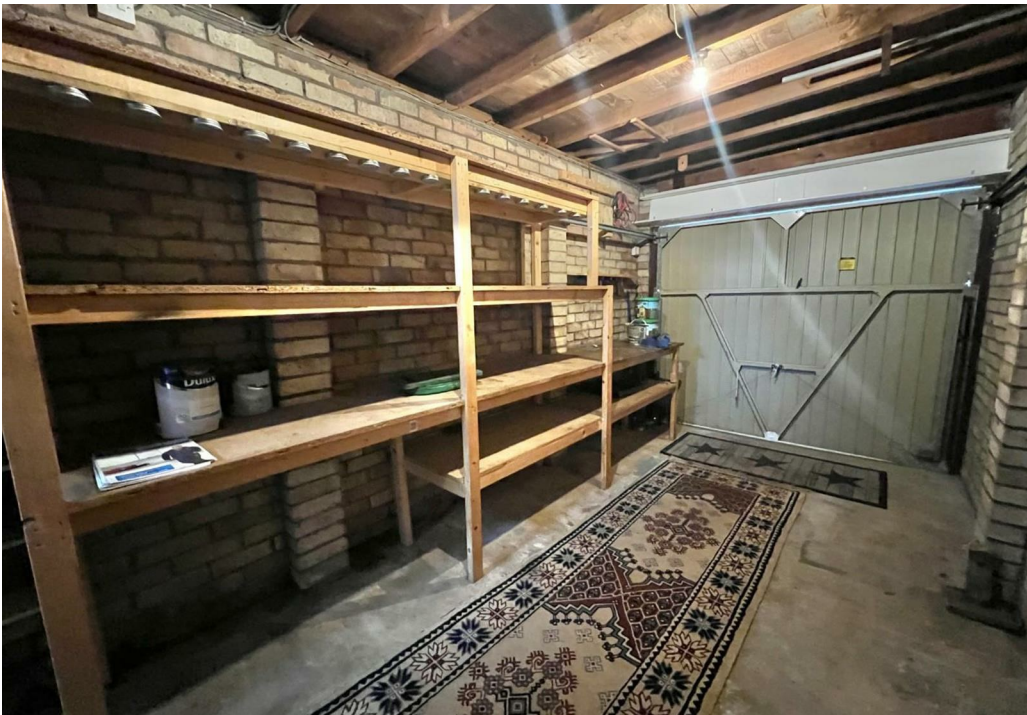
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – No

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. Robintons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

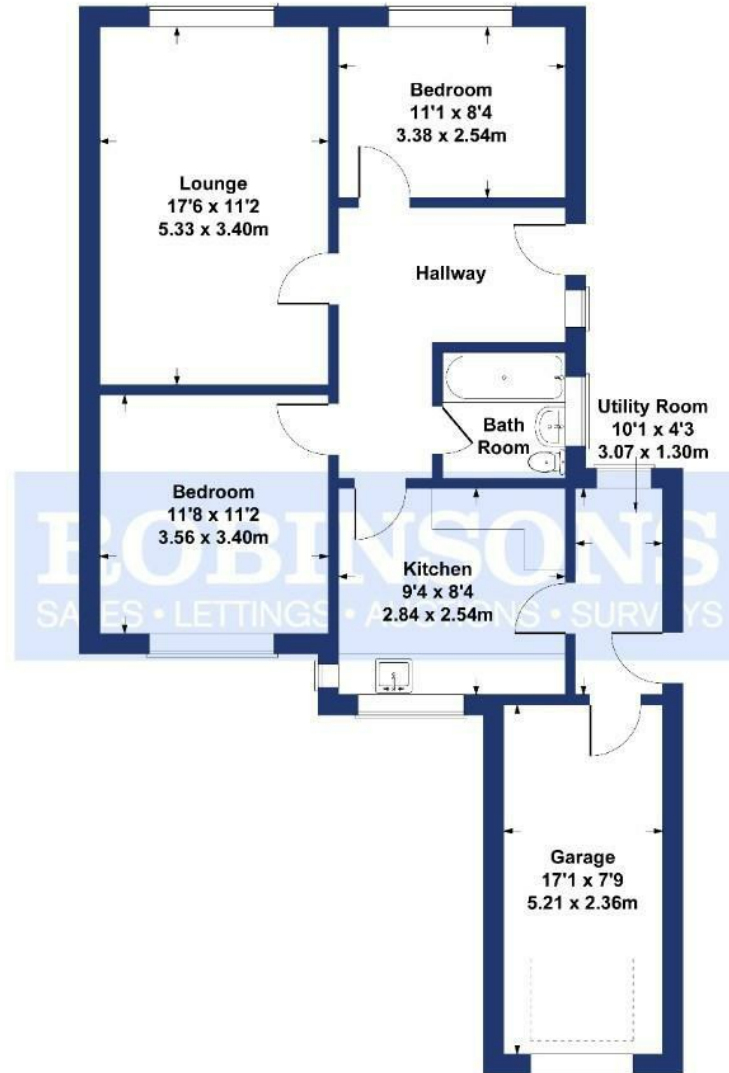
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





# Weardale Court Howden Le Wear

Approximate Gross Internal Area  
892 sq ft - 83 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. 2026

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

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