



Plantation Terrace, Howden Le Wear, DL15 8AD  
2 Bed - House - End Terrace  
£195,000

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# Plantation Terrace

## Howden Le Wear, DL15 8AD

\* RECENTLY REFURBISHED \* FINISHED TO A STUNNING STANDARD \* THREE RECEPTION ROOMS \* HIGH QUALITY KITCHEN AND BATHROOMS \* GARDENS AND OFF-ROAD PARKING \* VIEWING HIGHLY RECOMMENDED \*

We are excited to bring to the sales market this recently renovated two double bedroom end terrace house. The refurbishment work started towards the end of 2021 and includes a new gas combination boiler with radiators, new UPVC double glazed windows and doors, electrical re-wire, new sunroom extension, damp proof course and a full modernisation throughout the house including quality fitted kitchen, ground floor shower room and first floor bathroom.

The vendor has advised that all carpets and flooring, blinds and light fittings are included in the sale. Furniture can be included subject to separate negotiations.

The internal accommodation comprises; entrance hallway, lounge with bay window, log burning stove and French doors leading to the sunroom extension which overlooks the gardens. A second reception room which is being used as a dining room and has a bay window to the front aspect, under stairs storage cupboard and log burning stove. Beautifully re-fitted kitchen with a range of wall, base and drawer units with solid oak 'Butcher Block' working surfaces with under counter 'Belfast' sink unit and breakfast bar. Integral appliances including, automatic washing machine, dishwasher, fridge/freezer, four ring hob, cooker and microwave. To conclude the ground floor accommodation there is a shower room with three-piece suite.

To the first floor there are two double bedrooms and a stunning bathroom with three-piece suite with attractive tiled floor and half tiled walls.

Outside there are mature, enclosed gardens which are well stocked with plants and hedges. They are mostly gravelled and paved with several different patio areas. There are gates which open to allow off road parking. At the rear there is an enclosed yard with gated access.

Council Tax Band A  
EPC Rating: E























#### **LOCATION**

The property is well positioned in Howden Le Wear and is within walking distance of the village post office/grocery store, primary school and bus links. The village is a short drive away from Crook and Bishop Auckland which have a wide range of shopping facilities.

#### **VIEWINGS**

An internal viewing comes highly recommended and is by appointment only. Please contact the office to arrange yours.









## Dene Holme, Plantation Terrace, Howden Le Wear

Approximate Gross Internal Area  
1245 sq ft - 116 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>52</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

FIRST FLOOR

### 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. 2022

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.





Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

