



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

Council Tax: Durham County Council, Band A - Approx. £1748.00 p.a

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 (not metered)

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 – yes

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 – check with seller

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

Accessibility/Adaptations – any alterations or conversions etc.

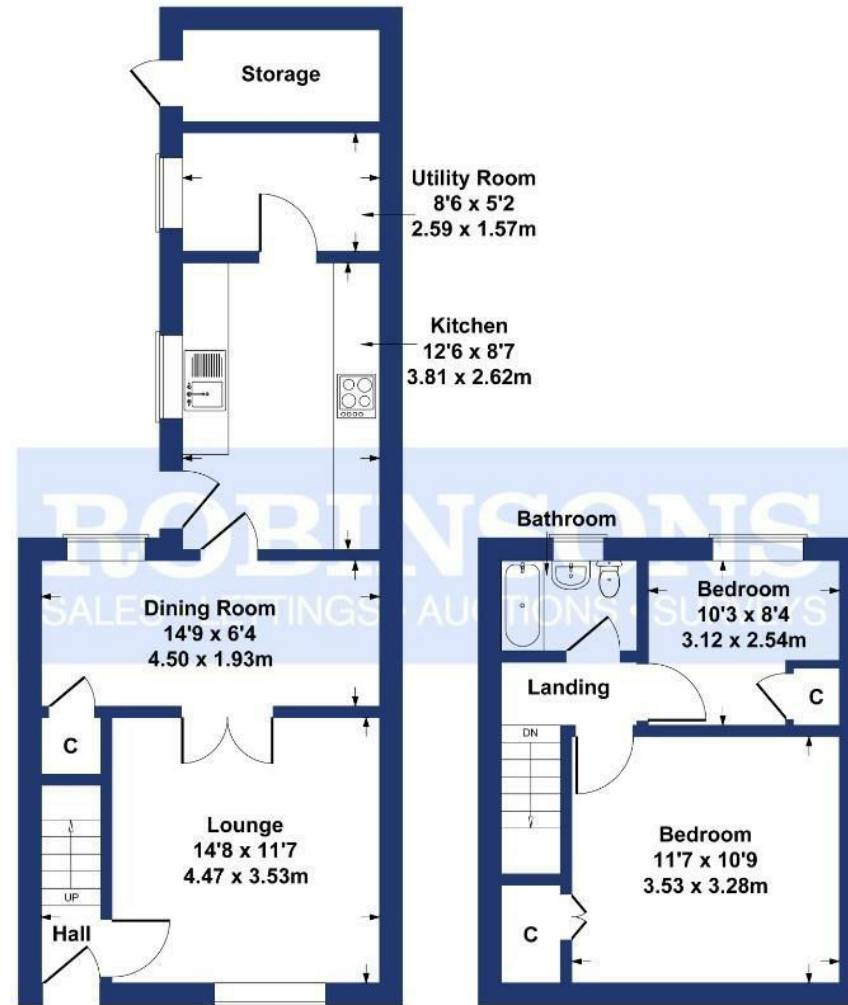
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Valley Terrace Howden Le Wear

Approximate Gross Internal Area
742 sq ft - 69 sq m



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. 2025

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

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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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