



Valley Terrace, Howden Le Wear, DL15 8EW
2 Bed - House - Terraced
£115,000

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Valley Terrace

Howden Le Wear, DL15 8EW

Robinsons are delighted to offer to the sales market this charming two double bedroom mid-terraced home, pleasantly situated on Valley Terrace in the popular village of Howden-le-Wear. The property benefits from attractive front and rear gardens as well as an enclosed rear yard, and is beautifully presented throughout with tasteful décor and quality fixtures and fittings. Further benefits include UPVC double glazing and a recently installed gas combination boiler (fitted in 2024).

The internal accommodation briefly comprises an entrance vestibule leading into a comfortable lounge with a window to the front aspect and a traditional fireplace with electric fire. The kitchen is fitted with attractive open shelving, base and drawer units, providing space for appliances and a small dining table, with a staircase leading to the first floor. The ground floor bathroom is fitted with a three-piece suite including a bath with mains shower over and glass screen, wash hand basin and WC.

To the first floor there are two generously sized double bedrooms, both enjoying pleasant open outlooks.

Externally, the property enjoys an enclosed front garden which is mainly gravelled with well-maintained flower beds. To the rear there is an generous sized enclosed yard, an ideal space for enjoying in the summer months. Beyond the yard, across the rear lane, is a further well-tended garden which is attractively stocked with mature plants and flower beds with a greenhouse.

Valley Terrace is located within the well-regarded village of Howden-le-Wear, close to a range of local amenities including a primary school, village shop with post office, and regular bus services. The nearby towns of Crook and Bishop Auckland are easily accessible and offer a wider range of shopping, leisure and schooling facilities.













Agent Notes

Council Tax: Durham County Council, Band A £1701.00

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 – yes

Probate – NA

Rights & Easements – None known

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.

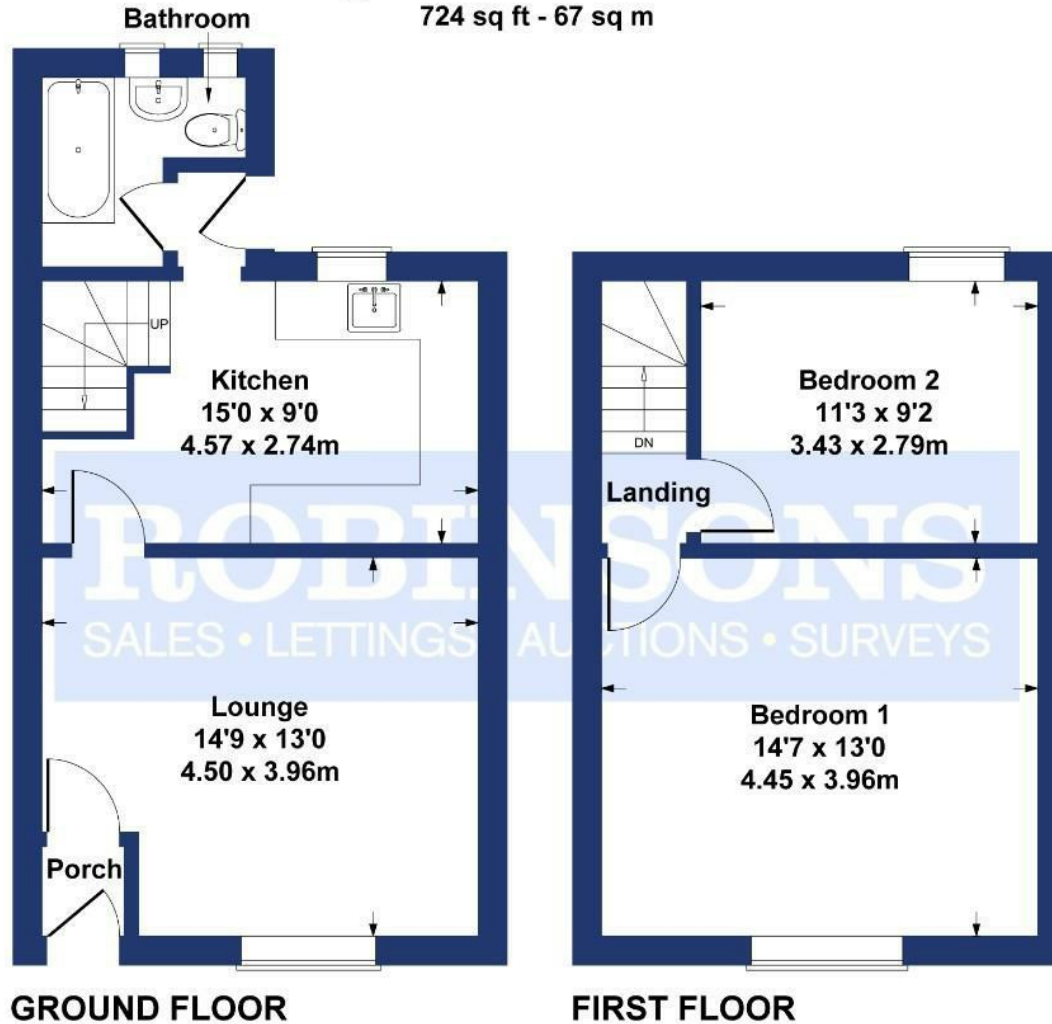
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Valley Terrace Howden le Wear

Approximate Gross Internal Area
724 sq ft - 67 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
Very energy efficient - lower running costs			
(82 plus) A			83
(61-81) B			
(69-80) C			
(55-68) D		63	
(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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