



Edendale Crescent, Howden Le Wear, DL15 8HR
3 Bed - House - Semi-Detached
£180,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the sales market this beautifully presented three-bedroom home, which has undergone an extensive renovation programme in recent years to create a stylish and spacious family property, complete with a sun room extension. The home benefits from gas central heating, a log-burning stove, and UPVC double-glazed windows.

The accommodation briefly comprises an entrance hallway leading to an open-plan reception room, ideal for use as a lounge and dining area, with ample space for furnishings, a front-facing window, and doors opening into the sun room extension. This versatile additional space would make an excellent second lounge, study, home office, or children's playroom.

The kitchen is fitted with a modern range of wall, base, and drawer units, with integrated appliances and space for a washing machine. A useful utility room and ground floor cloakroom/WC complete the ground floor.

To the first floor are three well-proportioned bedrooms, along with an attractive family bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC.

Externally, the property has a gravelled garden to the front. To the rear is an enclosed garden, driveway, and garage.

The property is pleasantly situated on Edendale Crescent within a popular residential development in Howden-le-Wear, enjoying an pleasant outlook to both the front and rear. The village offers a primary school, post office/shop, and regular bus routes to larger nearby towns including Crook and Bishop Auckland.

Please contact Robinsons Estate Agents for further information or to arrange an internal viewing.



Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 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 – no

Probate – being applied for 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.

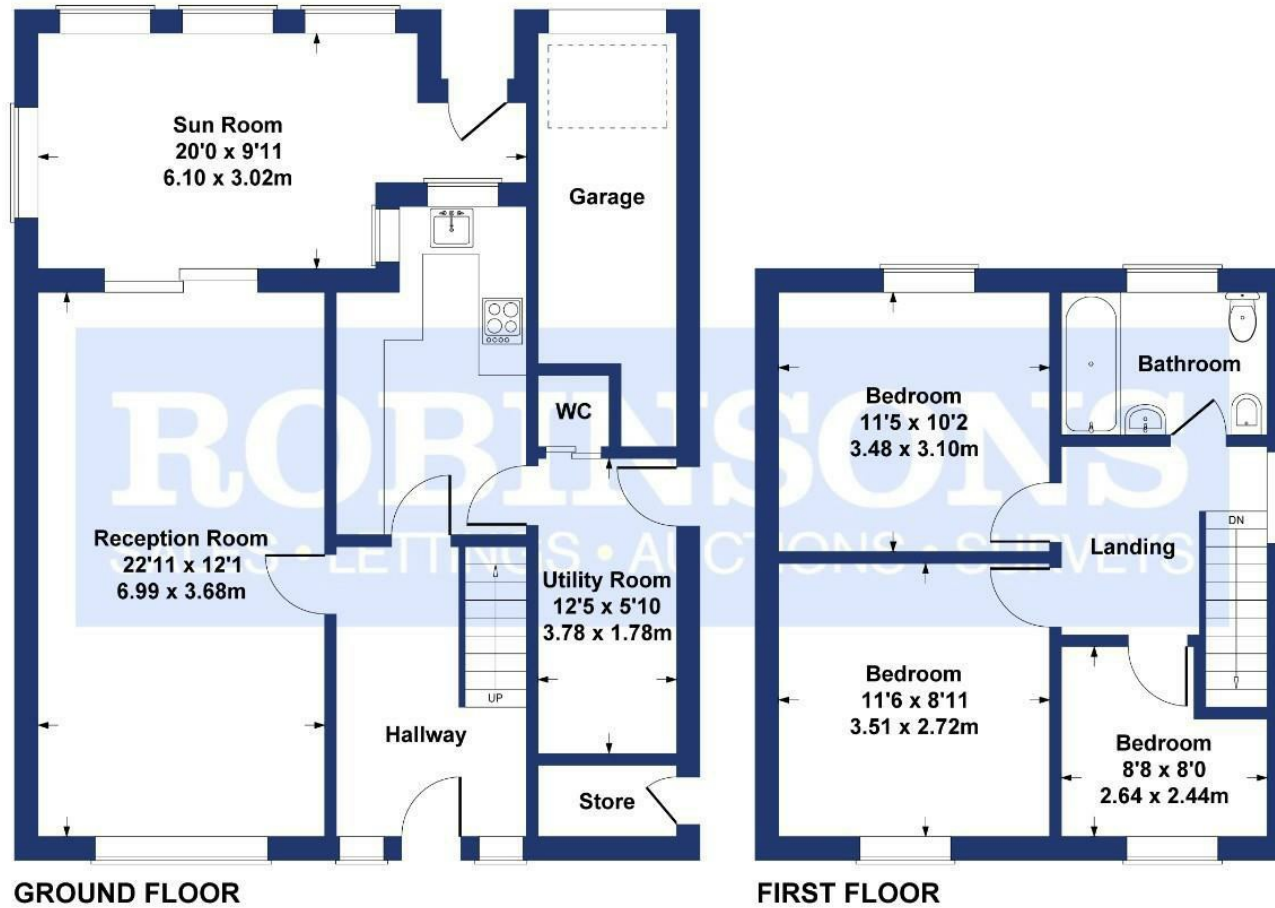
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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





Edendale Crescent Howden Le Wear

Approximate Gross Internal Area
1368 sq ft - 127 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 | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (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 | |

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.