



Valley Terrace, Howden Le Wear, DL15 8EW
2 Bed - House
£99,950

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Valley Terrace

Howden Le Wear, DL15 8EW

* NEW GAS COMBINATION BOILER FITTED IN 2024 * REAR GARDEN * COUNTRYSIDE VIEWS * UPVC DOUBLE GLAZED WINDOWS * VIEWING HIGHLY RECOMMENDED *

Robinsons have the pleasure of offering to the sales market, this two bedroom mid terrace house, located in the popular village of Howden Le Wear. The house has a garden to the rear and enjoys countryside views to both the front and the rear aspect. The property is warmed by gas central heating via a combination boiler which was renewed in 2024, and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge with under stairs storage cupboard, dining room. Kitchen which is fitted with a range of wall, base and drawer units with space for a cooker and fridge. Utility area with space and plumbing for washing machine and tumble dryer. Shower room with three piece suite, including walk-in shower enclosure.

To the first floor there is a storage cupboard on the landing, the front bedroom is a good size double with a pleasant view and has storage cupboard. The second bedroom is positioned to the rear with a en-suite WC.

Outside there is an enclosed garden to the front which has gated access, at the rear there is an enclosed yard with storage shed. Over the back lane is a good size 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

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating

Tenure: Freehold
EPC Rating: E

Durham Council Tax Band: A
Annual Price: £1,701
Broadband
Basic
8 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Mobile Signal: Average

Disclaimer

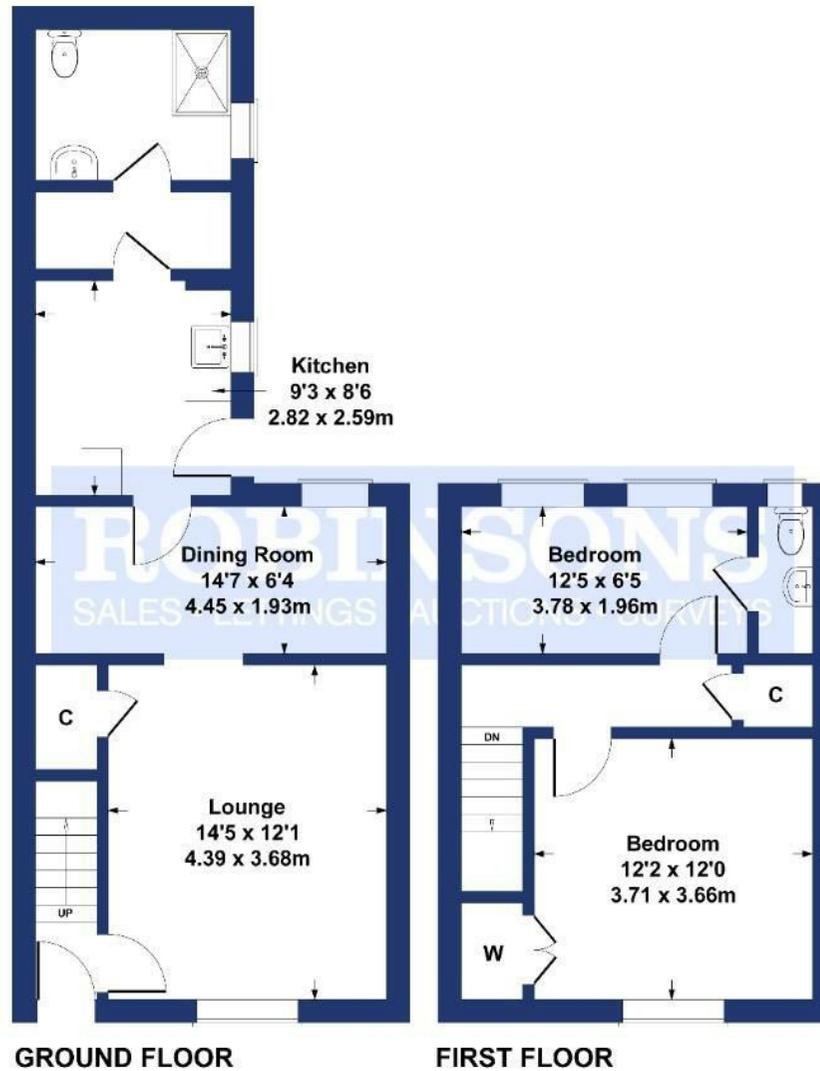
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Valley Terrace Howden Le Wear

Approximate Gross Internal Area
823 sq ft - 76 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. 2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | 43 | |
| (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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