

Edendale Crescent, Howden Le Wear, DL15

8HR

3 Bed - House - Semi-Detached

£180,000

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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.

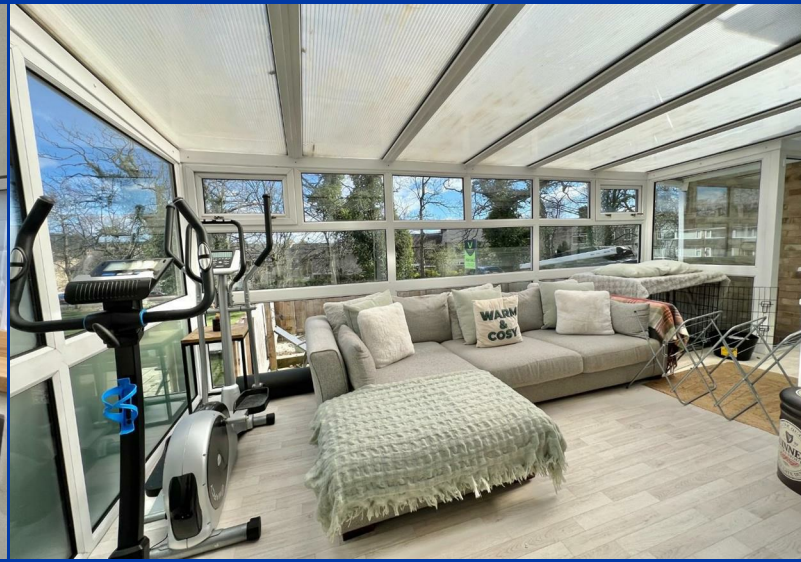
The kitchen is fitted with a modern range of wall, base, and drawer units, with integrated appliances and space for a washing machine. A useful utility room and ground floor cloakroom/WC complete the ground floor.

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.



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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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