



Deneside, Howden Le Wear, DL15 8JR  
4 Bed - House - Semi-Detached  
£215,000

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# Deneside

## Howden Le Wear, DL15 8JR

Robinsons are delighted to bring to the sales market this beautifully presented four-bedroom semi-detached home, pleasantly situated within a quiet cul-de-sac in the popular village of Howden-le-Wear.

The property has been exceptionally well maintained and thoughtfully improved by the current owners, featuring modern fixtures and fittings, stylish décor, and quality flooring throughout. Highlights include an attractive, contemporary kitchen, a well-appointed family bathroom, and a modern en-suite shower room.

Further recent upgrades include the installation of a new gas combination boiler in 2026, along with UPVC double-glazed windows fitted in recent years.

The internal accommodation briefly comprises an entrance porch leading into a central hallway. There is a spacious open-plan reception room, currently arranged as a lounge/dining area, featuring a front-facing window and an electric log-burner-style fire. Double doors lead through to a conservatory overlooking the rear garden, with direct access outside. The re-fitted kitchen offers a range of contemporary wall, base, and drawer units, complemented by solid wood work surfaces, an inset Belfast sink, space for appliances, and a charming stable door opening onto the rear garden.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish three-piece en-suite shower room. The family bathroom is ideal for modern living, featuring both a bath and separate shower cubicle, along with a wash hand basin and WC, all finished to a high standard.

Externally, the front of the property offers a driveway, garage, and a lawned garden with planted borders. The enclosed rear garden is designed for low maintenance, with paved areas ideal for outdoor seating and entertaining.













### Location

Deneside is a pleasant residential cul-de-sac, conveniently located close to local amenities including a village shop/post office, primary school, and regular bus links providing access to nearby towns such as Crook and Bishop Auckland. The scenic Weardale countryside is within easy driving distance, as is Durham City centre.

### Viewings

Early viewing is highly recommended. Please contact Robinsons for further information or to arrange an appointment.

### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £TBC 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 – NA

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.

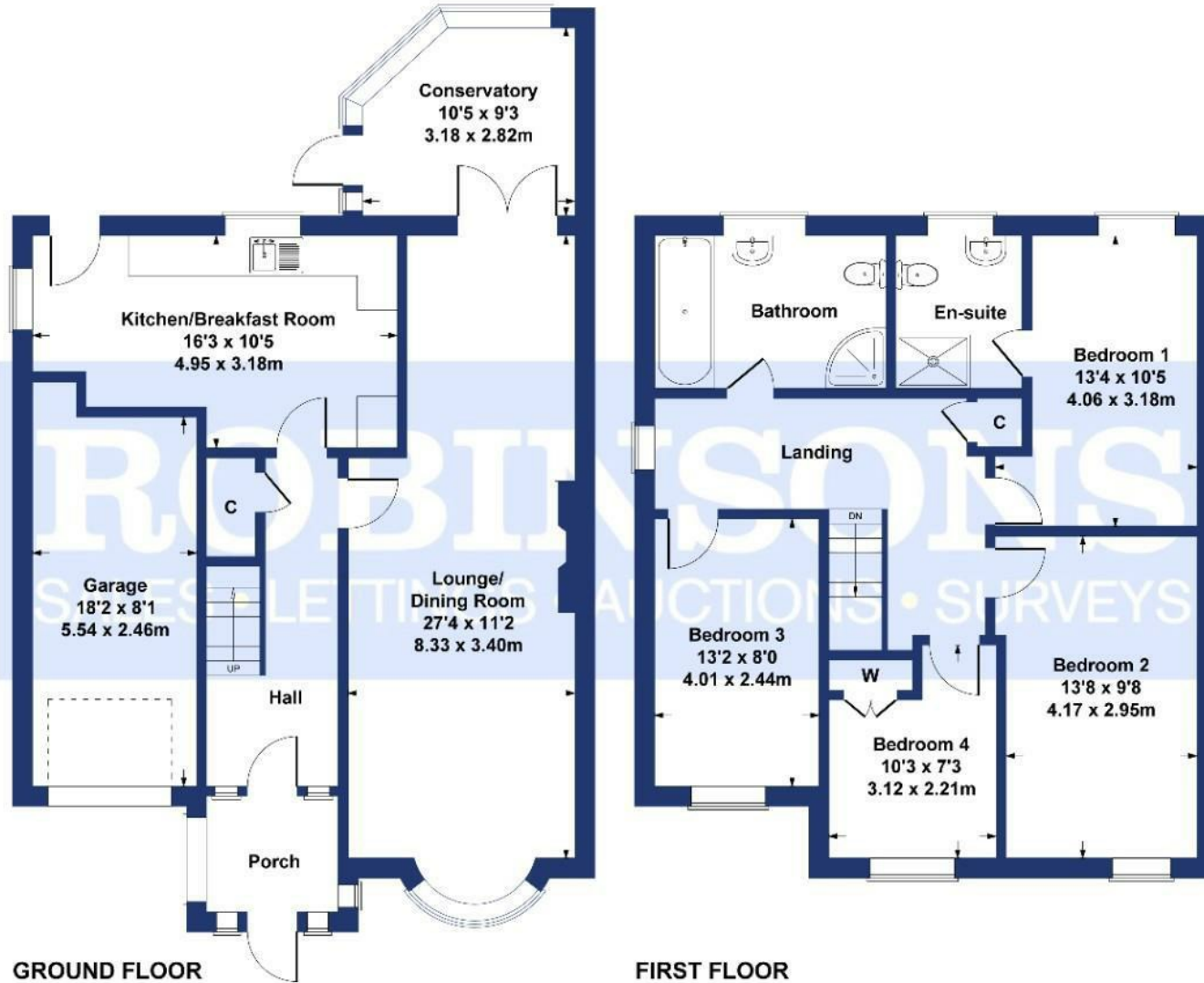
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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



# Deneseid Howden Le Wear

Approximate Gross Internal Area  
1701 sq ft - 158 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			82
(61-81) B			
(69-80) C			
(55-68) D		66	
(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







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