



Pine Road, East Howle, DL17 8RY
3 Bed - House - Semi-Detached
Reduced £174,950

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****RARE TO THE MARKET **** STUNNING VIEWS
****EARLY VIEWING IS ADVISED ****

Robinsons are honoured to offer to the market this stunning positioned three bedroom semi-detached family home, which is offered to market in pristine condition. This stunning family home has an endless amount of benefits and some of its key feature are, ultra modern kitchen, three double bedrooms, large lounge with feature log burning stove, separate dining room, ample off street parking, useful outbuilding and stunning views to front and rear. Situated in the desirable East Howle, the small village of Metal Bridge is within walking distance which accommodates 2 popular pubs, The Poaches Pocket and The Old Mill. Transport links are within easy access from Bowburn Junction 61 of the A1M which is approximately 3 miles away and Spennymoor and Durham City is within Short travelling distance.

In brief the property comprises of; entrance, Large lounge, dining room, ultra modern kitchen which completes the ground floor. To the first floor is a landing which leads to three double bedrooms all of which have the added bonus of fitted wardrobes and the stylish four piece bathroom is also located to the first floor. Externally to the front elevation is a pleasant garden and long driveway providing parking for multiple vehicles, while to the rear there is a lovely and easy to maintain patio with useful outbuilding which has its own log burning stove, bar and workshop. Giving all of the above and how rare properties in this area are early viewing is advised to avoid any disappointment.

EPC Rating F
Council Tax Band B

Lounge

23'5 x 14'9 max points (7.14m x 4.50m max points)

Quality flooring, radiator, multi-fuel stove and surround.

Dining Room

12'6 x 11'1 max points (3.81m x 3.38m max points)

Quality flooring, French doors leading to the rear, stairs to the first floor, storage cupboard.

Kitchen

11'6 x 6'5 max points (3.51m x 1.96m max points)

Stylish modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine and dishwasher, space for under counter fridge freezer, sink with mixer tap and drainer, uPVC window, tiled splashback, larder unit, tiled flooring.

Landing

Loft access via pull down ladder.

Bedroom One

12'8 x 9'9 (3.86m x 2.97m)

Stunning views, wood effect flooring, radiator, fitted wardrobes.

Bedroom Two

11'0 x 9'2 (3.35m x 2.79m)

Stunning views, radiator, fitted wardrobes, wood effect flooring.

Bedroom Three

11'3 x 9'1 max points (3.43m x 2.77m max points)

Stunning views, radiator, fitted wardrobes, wood effect flooring.

Bathroom

9'8 x 9'4 max points (2.95m x 2.84m max points)

Four piece suite, white panelled bath with separate shower cubicle, w/c, wash hand basin, hand towel radiator, fully tiled, uPVC window.

Loft

Velux windows, spotlights, full boarded.

Externally

To the front elevation, there is a pleasant garden and long large driveway. While to the rear, there is a nice sized patio, which leads to the out building.

Outbuilding

17'7 x 14'7 (5.36m x 4.45m)

UPVC window, stunning views, tiled flooring, multi-fuel stove, spotlights, extractor fans, uPVC sliding door to access.

Workshop

14'6 x 6'6 (4.42m x 1.98m)

UPVC window, loft access, electric points.



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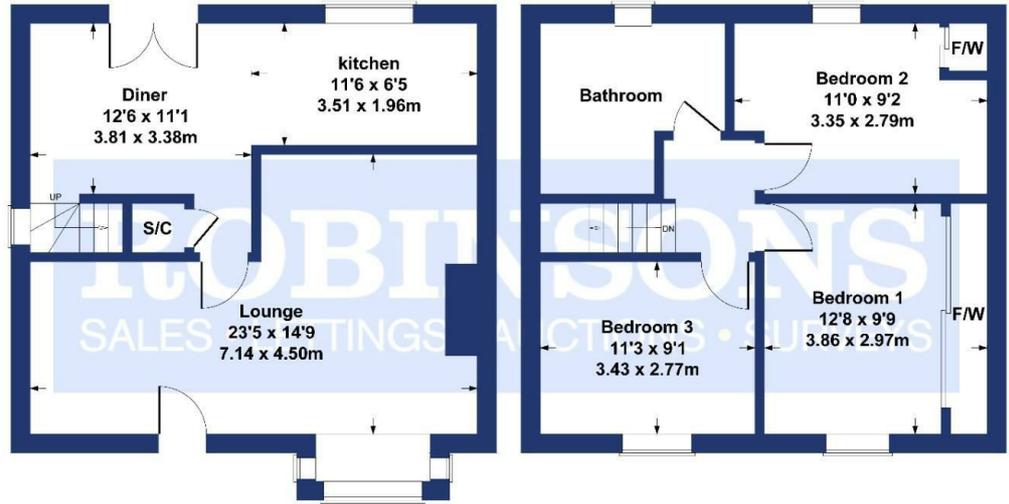
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pine Close

Approximate Gross Internal Area
1015 sq ft - 94 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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