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Weardale Court Howden-Le-Wear, DL15 8HP

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Price £110,000

Two bedrooomed semi detached bungalow, located on Weardale Court in Howden Le Wear. Offered with no onward chain, single garage and garden. The village is located only approx. 2 miles from Crook and 3.7 miles from Bishop Auckland, provides access to a wide range of facilities, including supermarkets, cafés, popular high street retail stores, healthcare services, as well as restaurants and both primary and secondary schools. There is also an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York. The A68 is easily accessed and leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through into the large living room, kitchen, two spacious double bedrooms, utility room and bathroom. The property has lawned gardens to both the front and rear of the property, as well as a patio area for outdoor furniture, storage shed, single garage and driveway.

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## GROUND FLOOR:



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.  
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| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) 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 |   |  |           |
| EU Directive 2002/91/EC                     |   | EU Directive 2002/91/EC                        |           |
| England & Wales                             |   | England & Wales                                |           |

**Living Room**

17'7" x 11'3"

Spacious and bright living room located to the front of the property, with ample space for furniture, space for a gas fire and large window to the front elevation.

**Kitchen/Diner**

10'2" x 8'6"

The kitchen is fitted with a range of wood base units, complementing work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing appliances along with a table and chairs.

**Utility Room**

10'5" x 4'7"

The utility room provides additional storage space and room for further appliances.

**Master Bedroom**

11'9" x 11'5"

The master bedroom provides space for a king sized bed with built in wardrobes and window to the rear elevation.

**Bedroom Two**

10'9" x 8'6"

The second bedroom is another double bedroom with window to the front elevation.

**Bathroom**

6'6" x 5'5"

The bathroom contains a panelled bath, WC and wash hand basin.

**External**

The property has lawned gardens to both the front and rear of the property, as well as a patio area for outdoor furniture, storage shed, single garage and driveway.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







