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Bridge Street Howden Le Wear, Crook, DL15 8EX

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Price £87,000

Three bedrooned terraced property located on Bridge Street in Howden Le Wear. The village has a local Primary School which is Ofsted rated Outstanding as well as convenience store and local shops including a butchers and hair salon. 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.

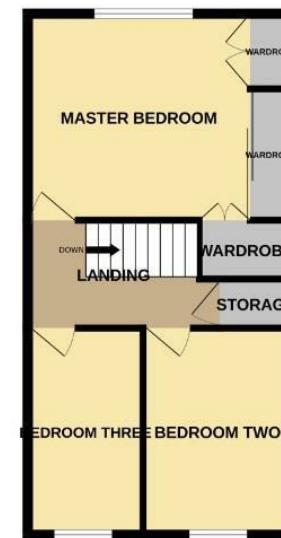
In brief the property comprises; an entrance porch leading through into the living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom and two further bedrooms. Externally the property has an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR:



1ST FLOOR:



Whilst every attempt 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 operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Living Room

15'1" x 15'0"

Spacious living room located to the front of the property, with ample space for furniture and large window to the front elevation providing lots of natural light.

Dining Room

13'5" x 11'9"

The second reception room is another good size, with space for a dining table and chairs. further furniture and window to the rear elevation.

Kitchen

12'9" x 7'0"

The kitchen has been recently refitted with a range of high gloss wall, base and drawer units, complementing wooden work surfaces, tiled splash backs and sink/drainer unit. Space is available for further free standing appliances.

Bathroom

7'2" x 5'6"

The bathroom is fitted with a corner panelled bath with overhead shower, WC and wash hand basin. Opaque window to the side elevation.

Master Bedroom

13'8" x 12'0"

The master bedroom is a large double room, with space for a kings sized bed, built in wardrobes and window to the rear elevation.

Bedroom Two

11'9" x 8'10"

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

Bedroom Three

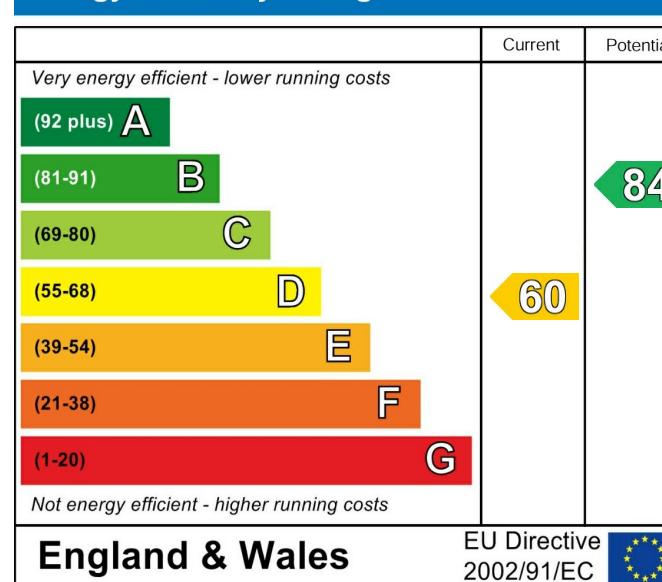
9'10" x 6'6"

The third bedroom is a single bedroom with window to the front elevation.

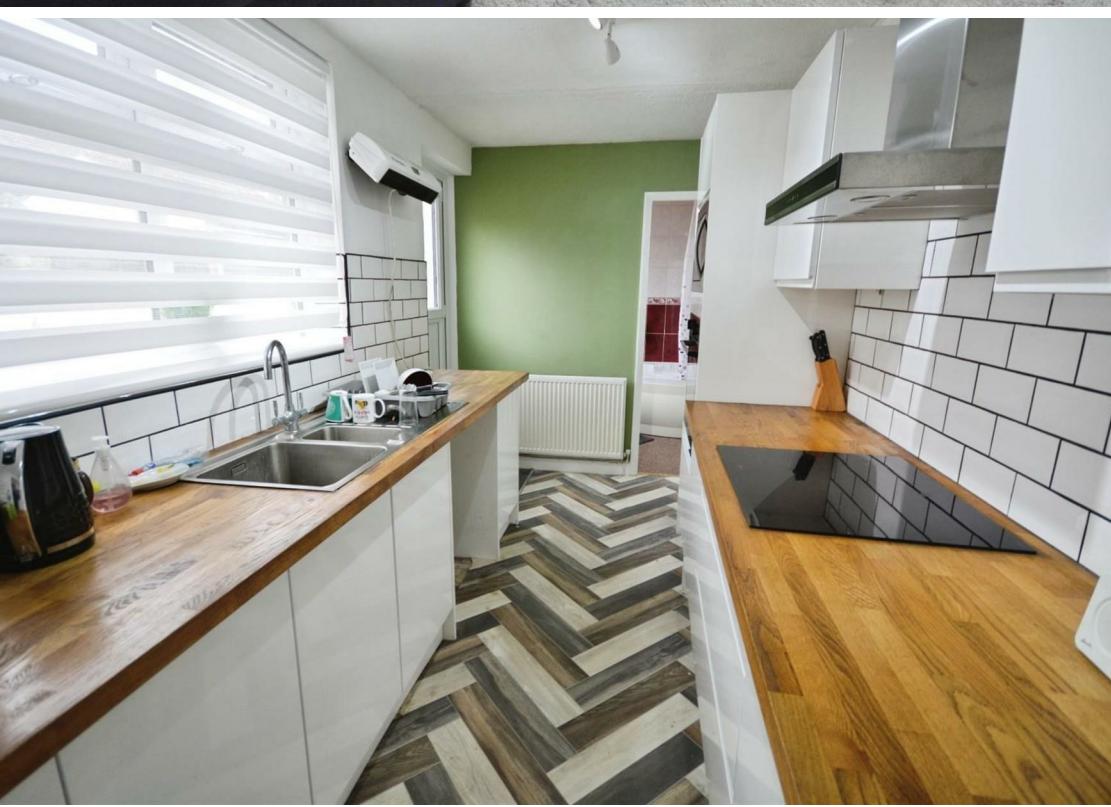
External

Externally the property has an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.

Energy Efficiency Rating



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.





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BRIDGE STREET