



Valley Terrace, Howden Le Wear, DL15 8EP
2 Bed - House - Mid Terrace
£110,000

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Valley Terrace

Howden Le Wear, DL15 8EP

* REAR GARDEN * PLEASANT OUTLOOK * TWO RECEPTION ROOMS * GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS * ATTRACTIVE FEATURES THROUGHOUT * VIEWING HIGHLY RECOMMENDED *

We have the pleasure of offering to the sales market, this two bedroom mid terrace house which has the added benefit of a garden to the rear. The house is well presented and has attractive features throughout, including solid wood flooring, wood burning stove, gas combination boiler and UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge, dining room, kitchen, rear hallway and ground floor bathroom. To the first floor there are two bedrooms, both enjoying a pleasant outlook.

Outside the house has a garden to the front and immediately to the rear an enclosed yard. Over the back lane there is a garden area which is laid to lawn with mature trees and shrubs and a patio area at the top of the garden with a garden shed.

Howden Le Wear is a popular village located within close proximity to Crook and Bishop Auckland and is on a bus route giving access to those towns. It has a primary school, village shop/post office, petrol station and fish 'n' chip shop, it is surrounded by an abundance of countryside views and walks.

Please contact Robinsons for further information and to arrange an internal viewing.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Tenure: Freehold

EPC Rating: G

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

7 Mbps

Superfast

71 Mbps

Ultrafast

1000 Mbps

Mobile Signal: Average

Disclaimer

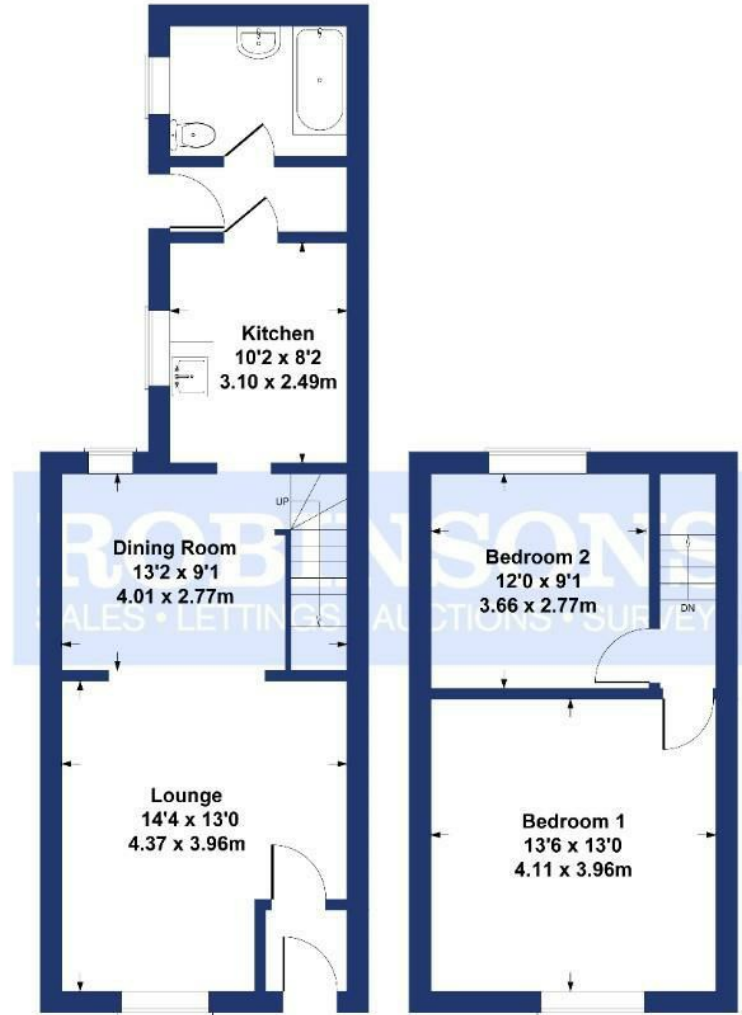
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided





Valley Terrace Howden Le Wear

Approximate Gross Internal Area
799 sq ft - 74 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		14	
(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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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