



Valley Terrace, Howden Le Wear, DL15 8EW
2 Bed - House - Mid Terrace
£120,000

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Valley Terrace

Howden Le Wear, DL15 8EW

* NO ONWARD CHAIN * RECENTLY REFURBISHED * REAR GARDEN *

Robinsons are excited to offer to the sales market, with the added benefit of no onward chain this two bedroom mid terrace house. The property has undergone a programme of refurbishment in recent years and has attractive fixtures and fittings and decoration throughout. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; lounge with solid fuel stove and archway leading to the kitchen/dining room. The kitchen is a spacious room and is fitted with a range of wall, base and drawer units with solid wood working surfaces, incorporating a 'Belfast' sink unit and integral hob and oven, space for other appliances and dining table. Bathroom with four piece suite, including bath and separate shower cubicle. Rear hallway which would be ideal for a boot room and leads to the yard.

To the first floor there are two double bedrooms and loft access which houses the gas boiler.

Outside there is a small enclosed garden to the front and directly to the rear a enclosed yard. Over the back lane there is a raised garden which is laid to lawn with flower beds and mature trees.

Valley Terrace is located in the popular village of Howden Le Wear and has primary school, post office/village shop and is on a regular bus route.

Contact Robinsons for further information and to arrange an internal viewing.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

7 Mbps

Superfast

71 Mbps

Ultrafast

1000 Mbps

Mobile Signal: Average

Disclaimer

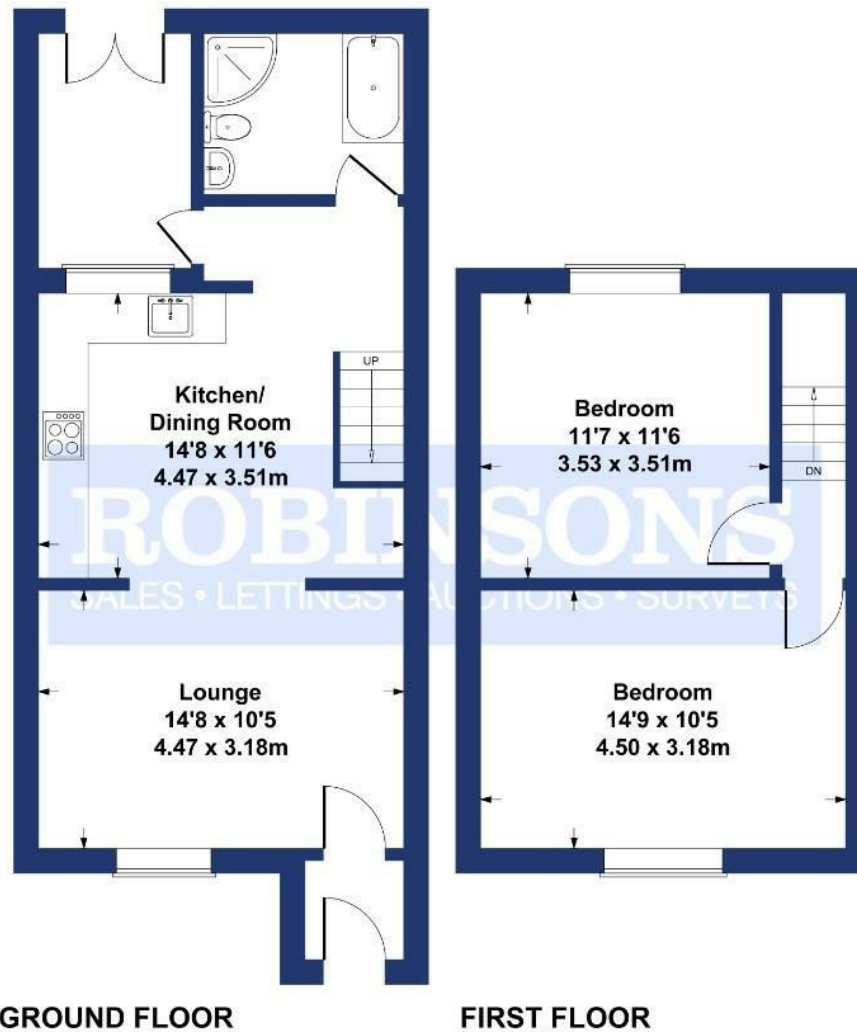
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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





Valley Terrace Howden Le Wear

Approximate Gross Internal Area
834 sq ft - 77 sq m



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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			
(82 plus) A			80
(81-81) B			
(69-80) C			
(55-68) D		63	
(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 services.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

