



Howden Green, Howden Le Wear, DL15 8BF  
4 Bed - House - Semi-Detached  
£235,000

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# Howden Green

## Howden Le Wear, DL15 8BF

\* LARGE FAMILY HOME \* ACCOMMODATION OVER THREE FLOORS \* DRIVEWAY AND GARAGE \* MODERN HOUSING ESTATE \* VIEWING HIGHLY RECOMMENDED \*

Robinsons are excited to offer to the sales market this large four-bedroom semi-detached house which has the benefit of double width driveway, garage and enclosed garden. The property is well presented throughout and has recently been decorated, it should prove to be a ideal family home, having spacious accommodation throughout, which is spread across three floors. The house is warmed by a gas central heating boiler and has UPVC double glazed windows.

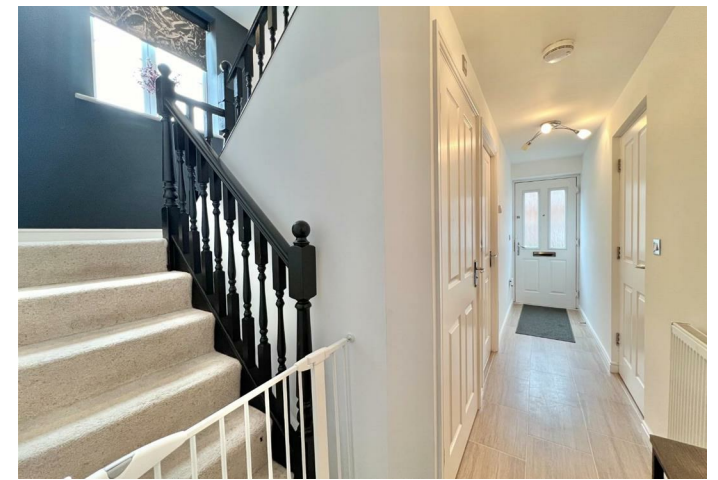
The internal accommodation comprises; entrance hallway with internal door giving access to the garage which has electric points and lighting, cloakroom/WC, reception room which would be ideal for a home office. Open plan kitchen/dining room which is extensively fitted with a range of wall, base and drawer units with matching central island and space for appliances, dining table and seating area, French doors leading to the rear garden.

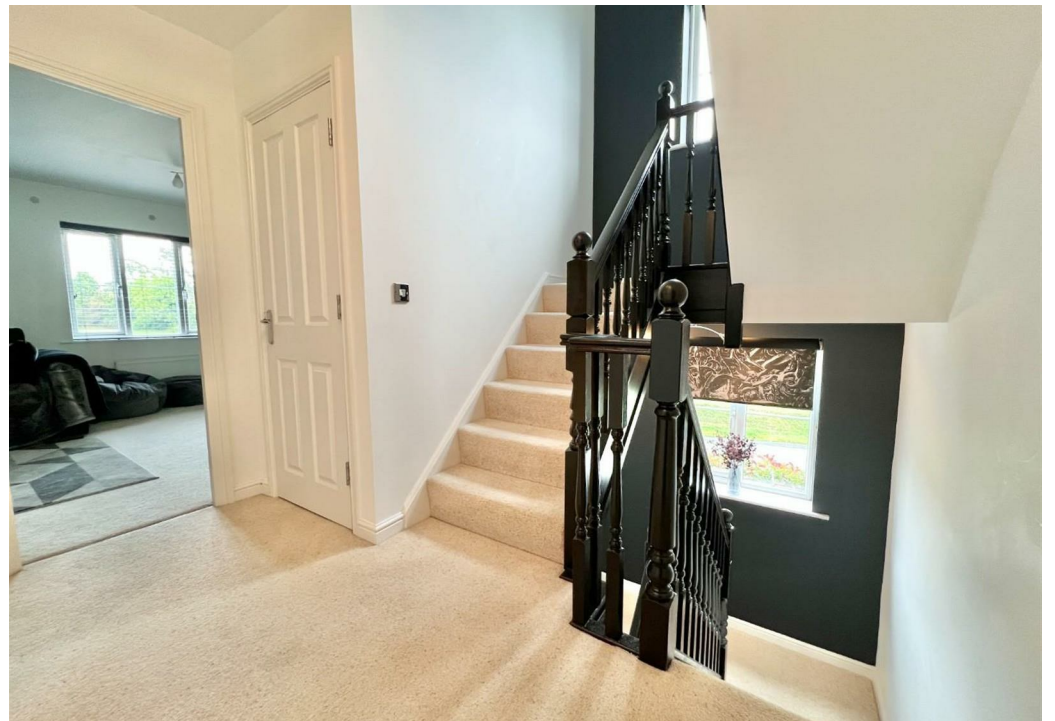
To the first floor there are two double bedrooms, family bathroom and a generous size lounge with two windows to the rear aspect enjoying pleasant views. A further staircase leads to the second floor which has two bedrooms, both having en-suite shower room and built-in wardrobes.

Outside the house has a double width block paved driveway to the front allowing off road parking for at least two vehicles. At the rear there is an enclosed garden which has been designed for easy maintenance.

Howden Green is conveniently positioned being within walking distance of a primary school, post office and village shop, and bus links. Howden Le Wear is within a short driving distance away from Crook and Bishop Auckland which has a wide range of shopping facilities.

Council Tax Band D  
EPC Rating: B  
FREEHOLD













### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: C  
Tenure: Freehold  
Council Tax Band: D  
Annual Price: £2,431

Broadband  
Basic  
7 Mbps  
Superfast  
79 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.







# Howden Green Howden Le Wear

Approximate Gross Internal Area  
1965 sq ft - 183 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND 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. 2022

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (82 plus)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | 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.

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