



Valley Terrace, Howden Le Wear, DL15 8EW
3 Bed - House - End Terrace
£125,000

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Robinsons have the pleasure of offering to the sales market this exceptionally presented three bedroom end terrace house. The property has been renovated in recent years and has been finished to a high quality standard with luxury fixtures and fittings, decoration and flooring throughout. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The house is entered through a porch at the front of the house ideal for coat and shoe storage. The lounge is a generous size and has access to the staircase leading to the first floor landing. The lounge then leads to the dining room, with under stairs storage cupboard and space for dining table. Kitchen which is fitted with a range of contemporary wall, base and drawer units with integrated hob, oven and extractor hood and space for washing machine and fridge/freezer. Rear hallway with door giving access to the yard. Bathroom with three piece suite, including bath with shower above.

To the first floor there are three bedrooms, the main being a generous size double with built in storage/wardrobes.

Outside the house has a garden to the front with gated access and directly to the rear there is an enclosed yard. Over the back lane there is a further garden area and would be ideal for patio areas or keen gardeners.

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, giving access to neighbouring towns including Crook and Bishop Auckland.

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

Agents Notes

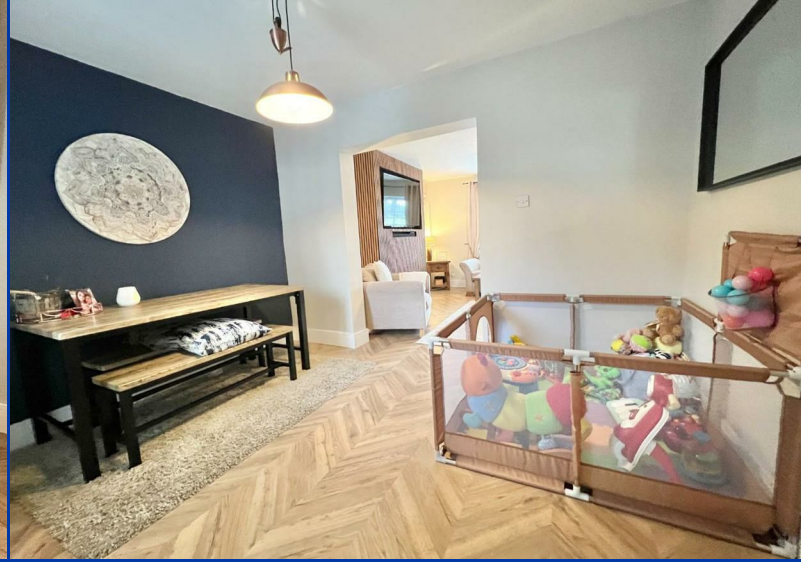
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
EPC Rating: D
Tenure: Freehold

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.



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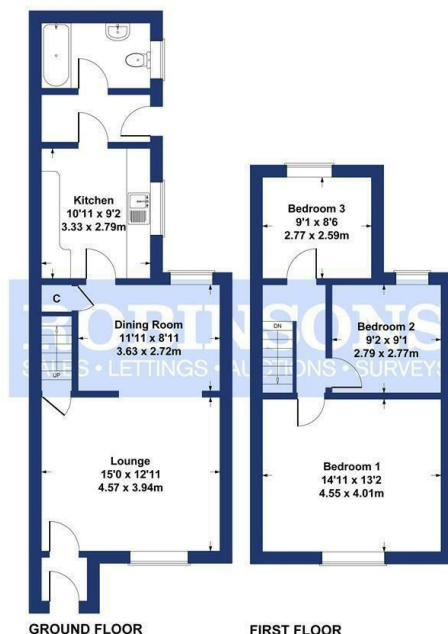
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Valley Terrace, Howden Le Wear

Approximate Gross Internal Area
964 sq ft - 90 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		65	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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