



Valley Terrace, Howden Le Wear, DL15 8EW  
3 Bed - House - End Terrace  
£122,500

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## Valley Terrace Howden Le Wear, DL15 8EW

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: £1,701.00  
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.



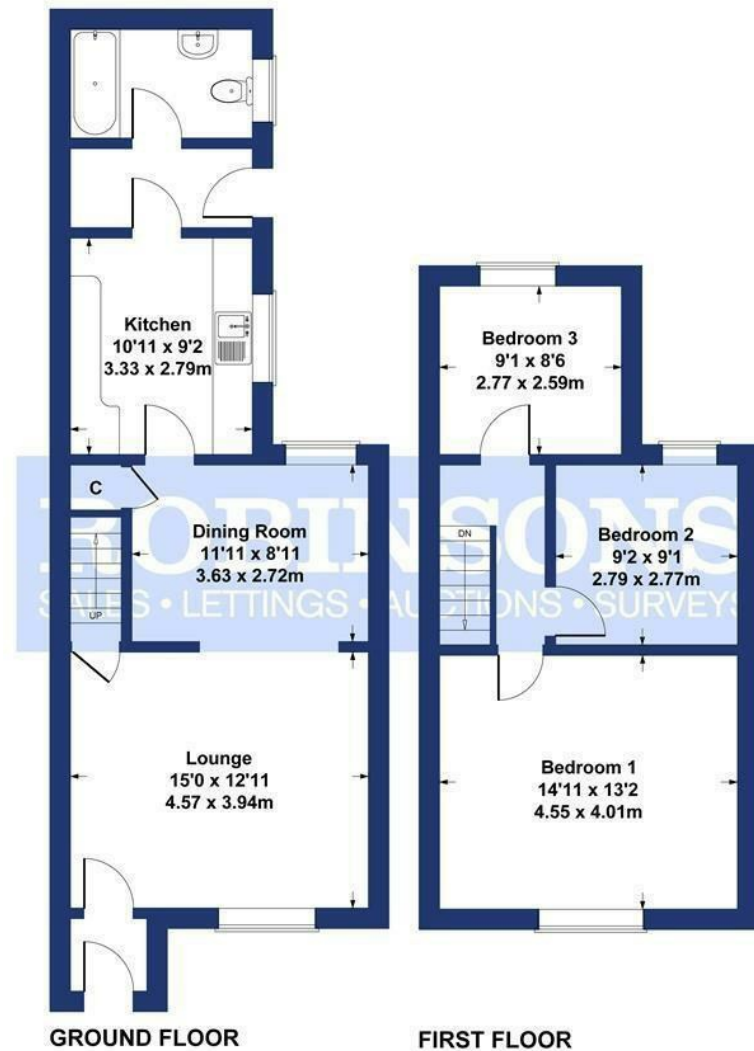






# Valley Terrace, Howden Le Wear

Approximate Gross Internal Area  
964 sq ft - 90 sq m



## 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		
(92 plus) <b>A</b>		<b>85</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>		<b>65</b>
(1-20) <b>G</b>		
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.



