



Fir Tree Drive, Howden Le Wear, DL15 8HW  
3 Bed - House - Semi-Detached  
£180,000

**ROBINSONS**  
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# Fir Tree Drive

## Howden Le Wear, DL15 8HW

\*REFURBISHED IN RECENT YEARS \* ATTRACTIVE DECORATION THROUGHOUT \* TWO RECEPTION ROOMS \* DRIVEWAY AND GARAGE \*

Robinsons have the pleasure of bringing to the sales market this charming three bedroom semi-detached house, which in recent years has undergone a renovation and has been finished to a superb standard. The house was purchased by the current vendors in 2021 and has since been renovation, which includes new kitchen and bathroom, new gas central heating boiler and contemporary decoration and flooring throughout.

The house should appeal to families having a large open plan lounge/dining room and a separate reception room off the kitchen which could be used for many purposes, including a playroom or home office. Driveway and garage and enclosed rear garden are also stand out features of this property.

The internal accommodation comprises; entrance hallway, lounge with large window to the front aspect, allowing a good amount of natural light into the room. The lounge opens to the dining room with French doors to the rear garden. Kitchen which is re-fitted with a range of modern wall, base and drawer units with integrated hob, oven and extractor fan and space for dishwasher, washing machine and fridge/freezer.

To the first floor there are three good sized bedrooms and a re-fitted family bathroom, including bath with mains shower attachment and shower screen.



















#### Agents Notes

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

Durham Council Tax Band: B  
Annual Price: £1,984  
Broadband  
Basic 7 Mbps  
Superfast 79 Mbps  
Mobile Signal: Average

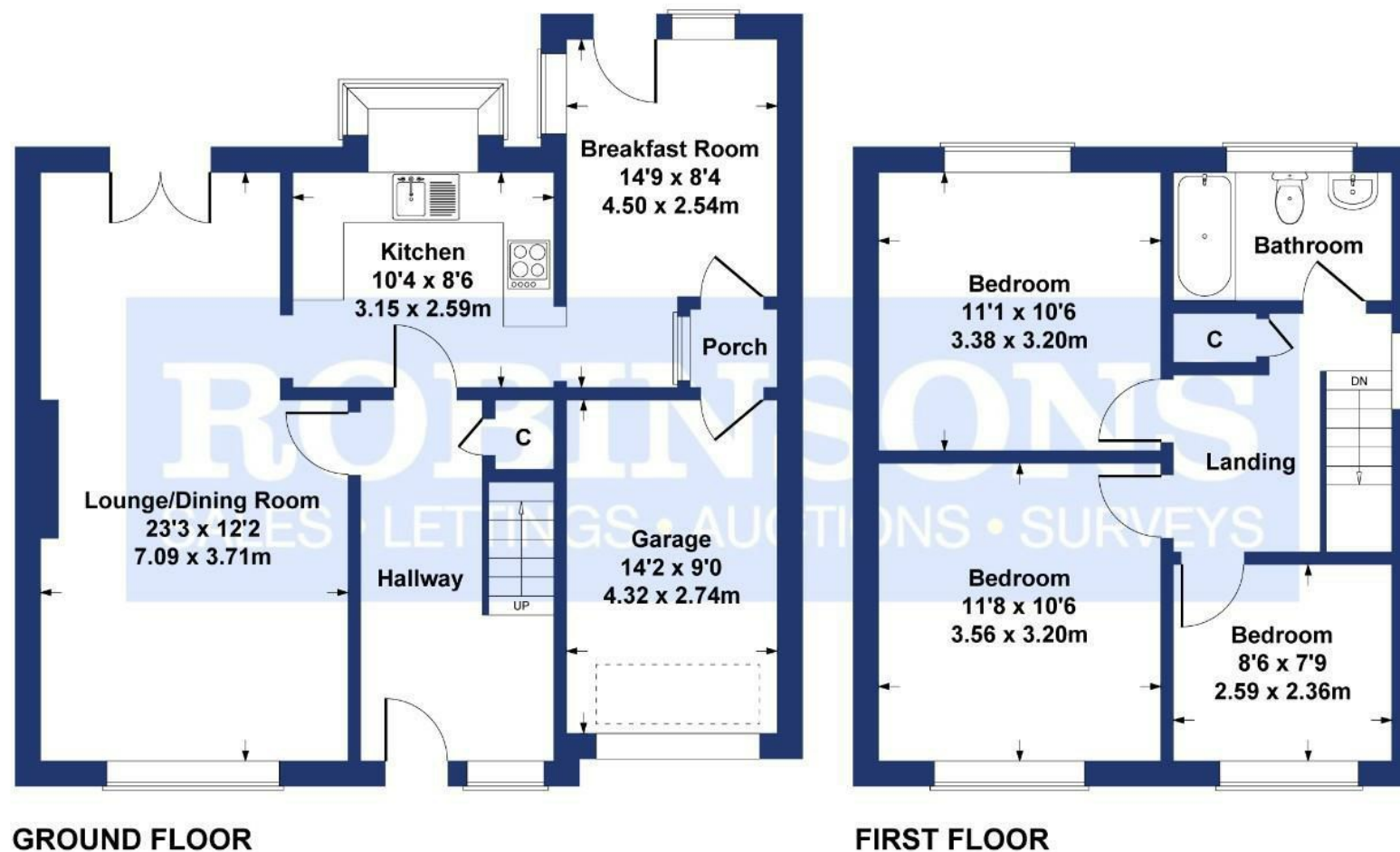
#### Disclaimer

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.



# Fir Tree Drive Howden Le Wear

Approximate Gross Internal Area  
1195 sq ft - 111 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</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.



