



Howden Green

Howden Le Wear DL15 8BF

Offers Over £155,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Howden Green

Howden Le Wear DL15 8BF



- MUST SEE
- EPC Grade A
- Ground Floor WC plus Entrance

- Lovely Three Bedroom Detached Property
- Eco Friendly
- First Floor Bathroom

- Lounge Diner
- Enclosed Garden
- UPVC Double Glazed

A must see lovely three bedroom detached eco friendly property, Energy Performance Grade A, Located in the rural Village of Howden Le Wear which has basic essentials and amenities but is only a short drive to Crook or Bishop Auckland. This property in brief comprises of entrance hall, ground floor WC, dining kitchen and lounge whilst to the first floor three bedrooms and family bathroom. Externally off road parking for two vehicles and enclosed garden to the rear with the added exception of an additional piece of garden added. This property will make a lovely family home or for first time buyer property. Please call us today to arrange a viewing.

Ground Floor

Entrance Hallway

Accessed via UPVC entrance door having cloaks hanging space. The gas central heating boiler can be found here.

Cloakroom/WC

Fitted with WC, wash hand basin and central heating radiator. Extraction fan.

Kitchen/Dining Room

13'11" x 13'0" (4.264 x 3.977)

Fitted with base and wall units with wood effect work surfaces over and upstand, two UPVC windows and integrated electric oven and hob with extraction fan over. There is ample space and plumbing for free standing appliances as required plus a dining table. Central heating radiator and double opening into the lounge.

Lounge

13'6" x 16'9" (4.137 x 5.106)

Having UPVC patio doors with full height UPVC windows at either side allowing views over the garden and fields beyond. Stairs rise to the first floor with access to a useful storage cupboard and a central heating radiator.

First Floor

Landing

Stairs rise from the lounge and provide access to the first floor living accommodation and the loft.

Bedroom One

10'5" x 17'0" (3.195 x 5.204)

Located to the rear elevation of the property having UPVC patio doors with lovely views and a central heating radiator.

Bedroom Two

11'8" x 9'8" (3.558 x 2.957)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Three

8'2" x 6'11" (2.490 x 2.132)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a three piece suite comprising bath with shower head attachment over and glass screen, WC and wash hand basin. Obscured UPVC window, central heating radiator, extraction fan and partially tiled.

Exterior

To the front of the property a black paved driveway allows off road parking for two vehicles and gated access to the rear garden.

The rear garden is mainly laid to lawn bounded by fencing.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0546-3863-7530-9096-9791?print=true>

EPC Grade A

Agents Note

Please be aware that the current vendors purchased an additional piece of land

which runs over the beck to the fence at the other side. This is on two separate titles.

Other General Information

Tenure: Freehold.

Gas and Electricity: Mains.

Sewerage and water: Mains (water meter).

Broadband: Ultrafast broadband available. Highest download speed - up to 1000mbps. Highest upload speed - 220mbps.

Mobile Signal/coverage: Likely to expect coverage from Three, O2 and Vodafone.

Council Tax: Durham County Council, Band: C Annual price: £2161 (Maximum 2024)

Energy Performance Certificate: Grade A

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Durham County Council - Council Tax Band C
Tenure - Freehold

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