



Deneside

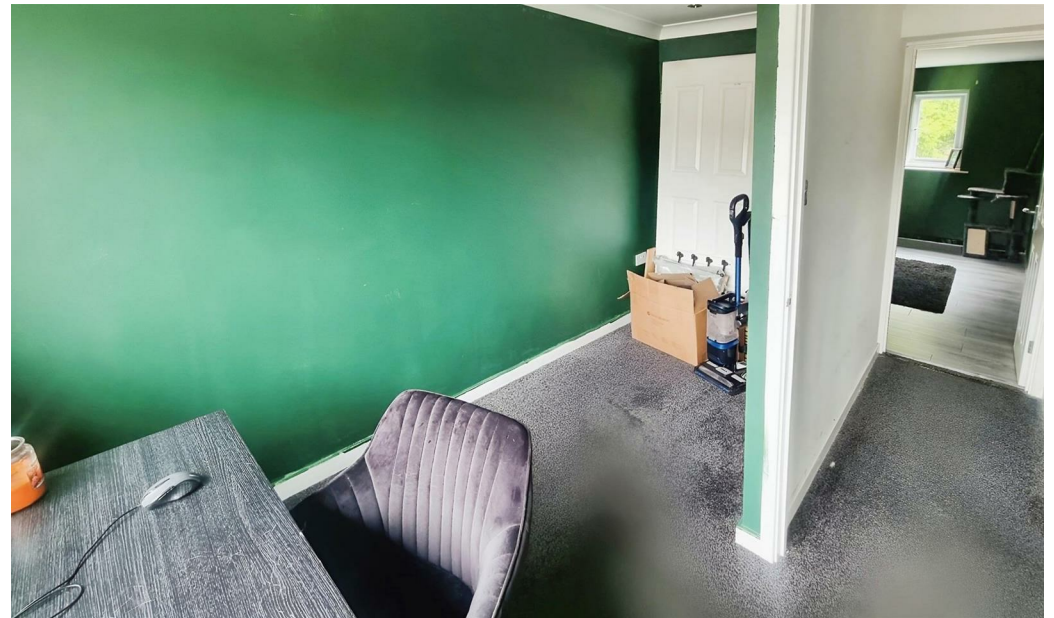
Howden le Wear DL15 8JR

£230,000





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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Deneside

Howden le Wear DL15 8JR



- Five Bedroom Semi Detached
- EPC GRADE C
- Kitchen/Breakfast Room

- Driveway To Front
- Conservatory To Rear
- Spacious Family Home

- Garden & Garage
- Ground Floor WC
- Cul De Sac Location

A generously proportioned five bedroom semi detached family home, having accommodation over two floors briefly comprising of: entrance hallway, lounge and combined dining room, fitted kitchen and breakfast room, ground floor wc and conservatory to the rear. To the first floor are five bedrooms and a family bathroom.

Externally to the front is a good sized block paved driveway allowing for off road parking leading to an integral garage, whilst to the rear is a enclosed garden mainly laid to lawn with paved patio area.

Howden-le-Wear is a village in County Durham, Howden-le-Wear is approximately 1 mile south of the large market town of Crook. It has a number of shops including the village One Stop convenience store, hairdressers, butchers and the petrol station

GROUND FLOOR

Entrance Hallway

Having uPVC entrance door, laminate wood flooring, open staircase to first floor.

Lounge/Dining Room

29'02 x 11'01 (8.89m x 3.38m)

Having multi fuel burning stove set to inglenook, central heating radiator and uPVC bow window to front. To the dining room is a central heating radiator and doors leading to conservatory.

Kitchen/Breakfast Room

16'04 x 10'06 (4.98m x 3.20m)

Fitted with a range of wall and base units having laminate work surfaces over, integrated double oven with five ring gas hob over and extractor chimney, sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, space for breakfast table, central heating radiator, two storage cupboard one having access to the garage and uPVC double glazed window and door to rear garden.

Conservatory

16'02 x 10'05 (4.93m x 3.18m)

Having timber framed windows and doors to garden and central heating radiator.

FIRST FLOOR

Landing

Bedroom One

14'10 x 13'09 (4.52m x 4.19m)

Having central heating radiator, loft hatch and two uPVC double glazed windows to front.

Bedroom Two

13'05 x 10'08 (4.09m x 3.25m)

Having central heating radiator and uPVC double glazed window to rear.

Bedroom Three

13'08 x 10'05 (4.17m x 3.18m)

Having central heating radiator and uPVC double glazed window to front.

Bedroom Four

9'11 x 7'02 (3.02m x 2.18m)

Having central heating radiator and uPVC double glazed window to front.

Bedroom Five

12'06 x 7'05 (3.81m x 2.26m)

Having central heating radiator and uPVC double glazed window to rear.

Bathroom

Fitted with a white suite having panelled bath with mains fed shower over, wash hand basin and WC set to vanity unit, fully tiled walls and laminate wood flooring.

Externally

Externally to the front is a good sized block paved driveway allowing for off road parking leading to an integral garage, whilst to the rear is a enclosed garden mainly laid to lawn with paved patio area.

Energy Performance Certificate

To view the energy performance certificate on this property, please use the below link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0576-2856-6079-9196-9991>

Epc Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 56 Mbps

Highest available upload speed 12 Mbps

Mobile Signal/coverage: Limited, we suggest you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: C Annual price: £ 2,062.71 (Maximum 2024)

Energy Performance Certificate Grade C

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

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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

Council Tax Band C - Durham County Council
Tenure - Freehold

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