



Station Houses

Howden Le Wear DL15 8EU

Chain Free £86,000





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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Station Houses

Howden Le Wear DL15 8EU



- Well Presented Two Bedroom End Terrace
- EPC Grade D
- Well Appointed Bathroom/wc

- Recently Renovated
- Newly Installed Gas Central Heating
- All New Flooring Throughout

- Stunning Fitted Kitchen
- UPVC Double Glazing
- Quite Side Street Location

Chain Free! Nestled in the charming village of Howden Le Wear, Crook, this substantial end terrace house offers a delightful blend of modern living and traditional character. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The newly fitted kitchen is a standout feature, designed with both style and functionality in mind, making it a perfect space for culinary enthusiasts.

This lovely home comprises two well-proportioned bedrooms, ideal for a small family or those seeking a comfortable living space. The newly fitted bathroom suite adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

Situated on a quiet side street, this property benefits from a peaceful environment while still being within easy reach of local amenities. The location is perfect for those who appreciate a tranquil lifestyle without sacrificing accessibility.

Viewing is essential to fully appreciate the quality and charm this home has to offer. Whether you are a first-time buyer or looking to downsize, this end terrace house presents an excellent opportunity to secure a lovely residence in a desirable area. Don't miss out on the chance to make this delightful property your new home.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, laminated floor, staircase to the first floor

Lounge

11'7" x 10'8" (3.531 x 3.262)

UPVC double glazed window, central heating radiator, laminated flooring and spot lighting

Dining Room

14'6" x 15'9" (4.443 x 4.801)

UPVC double glazed window, central heating radiator, laminated flooring, spot lighting and understairs cupboard

Kitchen

16'5" x 6'3" (5.007 x 1.922)

Extensively fitted with a range of White wall and base units, laminated working surfaces over, inset single drainer sink unit with mixer tap over, tiled splash backs, electric cooker point, UPVC double glazed window, laminated floor, central heating radiator, spot lighting and UPVC double glazed rear entrance door

Utility Room

7'2" x 6'0" (2.190 x 1.836)

Wall mounted gas boiler, central heating radiator, opaque UPVC double glazed window and laminated floor

First Floor

Landing

A very good sized space with loft access and walk in storage cupboard

Bedroom One

15'2" x 10'9" (4.631 x 3.286)

UPVC double glazed window to the front elevation, central heating radiator, laminated flooring, fitted storage cupboard

Bedroom Two

12'04 x 11'08 (3.76m x 3.56m)

UPVC double glazed window, laminated floor, central heating radiator and storage cupboard

Bathroom/wc

A very spacious bathroom comprising a newly fitted suite including panelled bath, corner shower cubicle with electric shower being tiled, pedestal wash hand basin, wc, laminated floor, opaque UPVC double glazed window and spot lighting

Exterior

Immediately to the rear of the property there is an enclosed yard

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9340-2616-3190-2729-6171>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Pre Payment

Sewerage and water: Mains

Broadband: We recommend contacting your service provider for further information.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1624.04 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

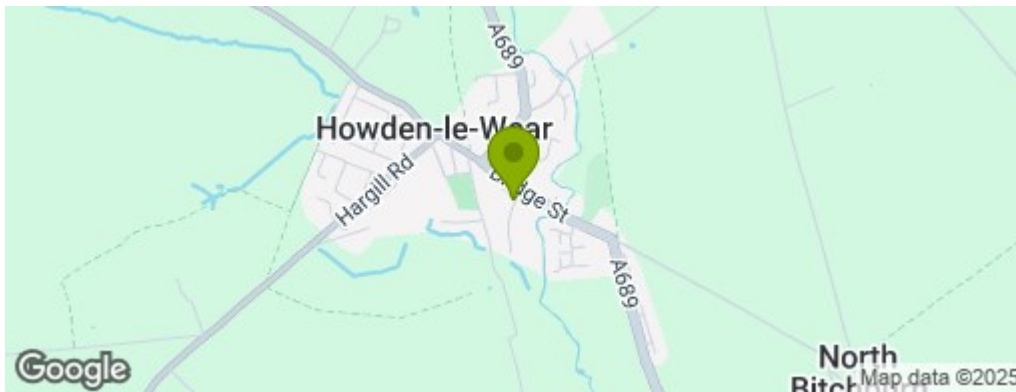
Energy Performance Certificate Grade D

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Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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