



**Fir Tree Drive**  
Howden Le Wear DL15 8HW  
**Chain Free £120,000**





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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# Fir Tree Drive

Howden Le Wear DL15 8HW



- Three Bedroom Semi Detached
- EPC Grade E
- Utility Room

- CHAIN FREE
- Garage & Driveway
- First Floor Bathroom

- Lounge & Dining Room
- Rear Enclosed Garden
- Popular Location Overlooking the Green

Situated on the sought-after Fishers Estate of Howden Le Wear, this good sized three-bedroom semi-detached house on Fir Tree Drive presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, alongside three well-proportioned bedrooms that offer ample space for a growing family.

The house features a family bathroom, ensuring convenience for all residents. Outside, you will find a delightful rear enclosed garden, ideal for children to play or for hosting summer barbecues. The front lawn adds to the property's curb appeal, while the single garage provides secure parking for one vehicle, with additional parking space available for another car.

This lovely family home is offered chain-free, making the buying process smoother and more straightforward. While the property does require some works, it holds great potential to become a truly wonderful residence tailored to your personal taste. With its prime location and ample space, this semi-detached house is a fantastic opportunity to create a comfortable and inviting home. Don't miss your chance to view this property and envision the possibilities it holds.

## GROUND FLOOR

### Entrance Hallway

Having front entrance door, central heating radiator and stairs to first floor.

### Lounge

24'0" x 12'4" (7.338 x 3.762)

With feature fireplace with Gas fire having a back boiler for central heating and domestic hot water, central heating radiator and uPVC double glazed window to front.

### Kitchen

9'4" x 12'0" (2.858 x 3.669)

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit, slot for oven, storage cupboard, central heating radiator and uPVC double glazed window to rear.

### Utility Room

Housing plumbing for washing machine, stainless steel sink unit door to rear and service door to the garage.

### FIRST FLOOR

#### Landing

Via an open staircase and uPVC double glazed window to side.

#### Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

#### Bedroom One

11'8" x 11'5" (3.563 x 3.505)

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

#### Bedroom Two

11'1" x 9'10" 9417" (3.396 x 3.287)

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

#### Bedroom Three

8'6" x 7'10" (2.604 x 2.401)

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

### Externally

Externally To the front is a driveway leading to single garage and an open plan front garden.

To the rear is a further enclosed garden.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2191-3053-5208-4185-8204>

EPC Grade E

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 70 Mbps Highest available upload speed 18 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: B. Annual price: £1,894.71 (Maximum 2024)

Energy Performance Certificate Grade E

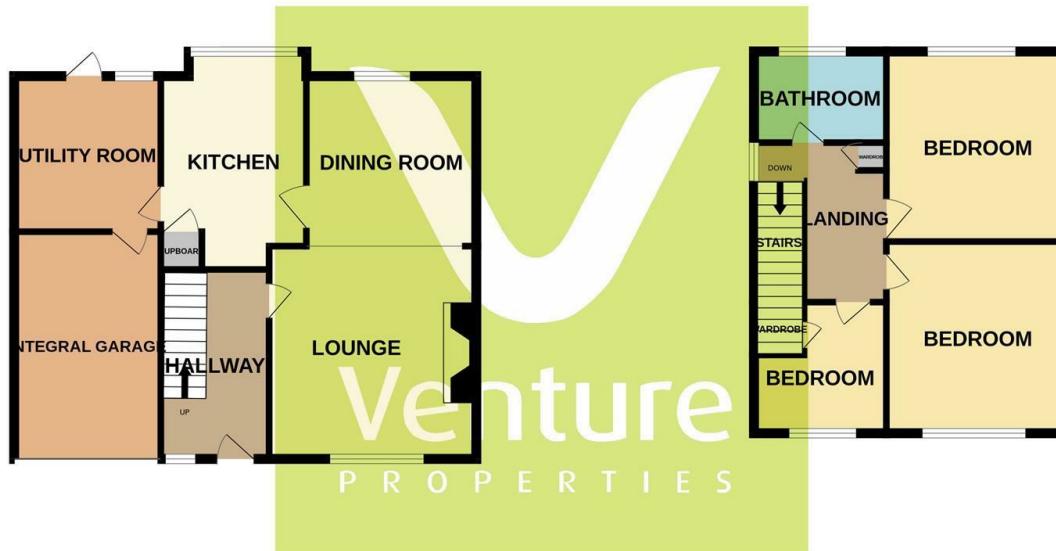
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding, flooding from rivers and the sea

### Disclaimer

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GROUND FLOOR

1ST FLOOR



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## Property Information

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