



## Hall View Gardens

Howden Le Wear DL15 8HT

Chain Free £85,000







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# Hall View Gardens

Howden Le Wear DL15 8HT



- Chain Free
- EPC Grade B
- Two Reception Rooms

- Good Sized Three Bedroom Mid Link
- Driveway and Garden To Rear
- Recently ReFitted Sower Room

- Not Overlooked To Front
- Useful Outhouse and Storage Shed
- Lounge and Feature Fireplace

This deceptively spacious three-bedroom mid-terrace house in Howden Le Wear, Crook, presents an excellent opportunity for first-time buyers. The property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining.

As you step inside, you will appreciate the well-thought-out layout that maximises the living area, making it feel both comfortable and welcoming. The three bedrooms offer a perfect retreat for rest, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the driveway located at the rear, providing off-street parking and added convenience. Additionally, the property is not overlooked at the front, ensuring a sense of privacy and tranquillity.

This delightful house is ideally situated for those seeking a peaceful yet connected lifestyle, making it a perfect choice for a first home. With its spacious interiors and practical amenities, this property is sure to appeal to a variety of buyers looking to establish themselves in a lovely community. Don't miss the chance to make this charming house your new home.

## Ground Floor

### Entrance Hallway

UPVC double glazed front entrance door and side panel, laminated floor, central heating radiator and staircase to the first floor

### Lounge

14'2" x 11'0" (4.343 x 3.354)

With wall mounted electric fire, UPVC double glazed window to the front elevation, central heating radiator, coving to ceiling and wall light points. Open through to:

### Dining Room

UPVC double glazed window, double central heating radiator, dado rail and coving to ceiling

## Kitchen

10'3" x 7'10" (3.149 x 2.409)

Fitted with a range of laminated wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer tap over, two UPVC double glazed window, electric cooker point, plumbing and space for washing machine and tiled splash backs

## First Floor

### Landing

Loft access

### Bedroom One

11'4" x 9'5" (3.468 x 2.88)

UPVC double glazed window, central heating radiator and fitted wardrobes to one wall

### Bedroom Two

14'7" x 10'5" (4.463 x 3.185)

UPVC double glazed window, central heating radiator and storage cupboard housing gas boiler

### Bedroom Three

9'7" x 7'11" (2.941 x 2.428)

UPVC double glazed window and central heating radiator

## Shower Room/wc

With double walk in shower cubicle with electric shower, pedestal wash hand basin, wc, central heating radiator, storage cupboard and two opaque UPVC double glazed window, panelling to half height

## Exterior

Immediately to the front of the property there is a low maintenance paved garden forecourt that is not overlooked. Whilst to the rear there is a further enclosed garden and parking area with double timber gates giving access. There is also a useful outhouse, storage shed and side alley that leads to the front of the house.

## Flying Freehold

To advise any potential purchaser that the shower room is subject to a flying freehold.

## Solar Panels

There are Solar Panels on the rear of the property which are leased over a 25 years period from 20th June, 2013 with a Shade Greener. Further clarification should be sought via your legal representative or solicitor

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/1835-6321-5500-0204-4202>

EPC Grade B

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade B

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.

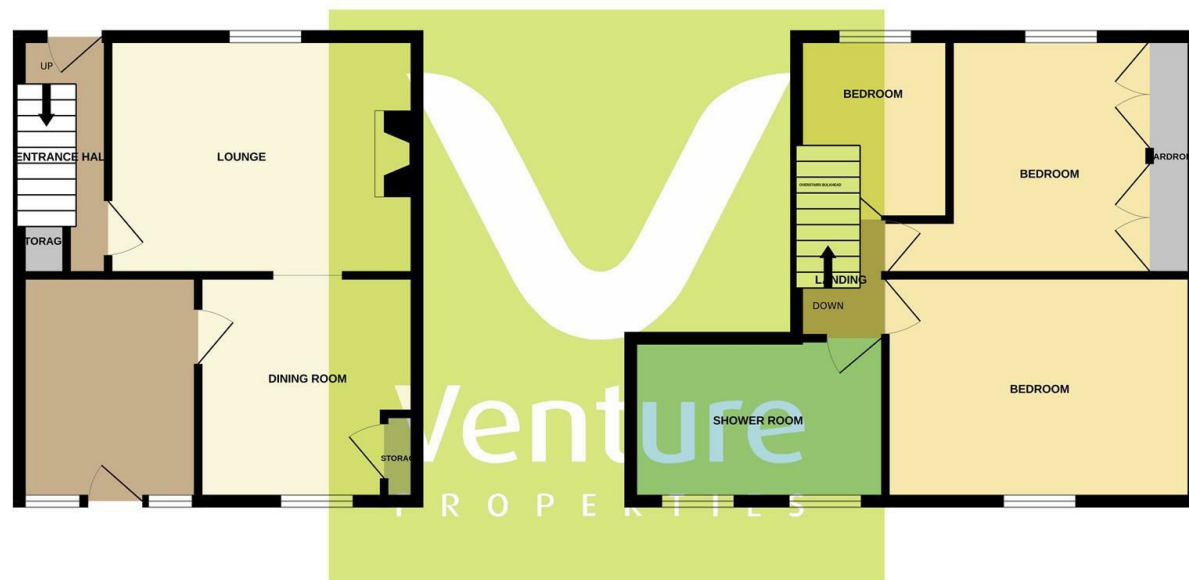
Flood Risk: Very Low risk of surface water flooding, flooding from the rivers and sea

## Disclaimer

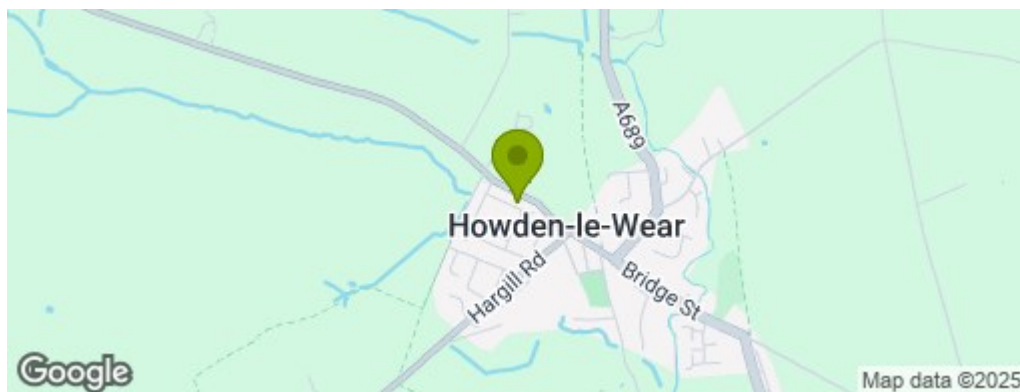
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GROUND FLOOR

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

**01388 741174**

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com