



## Plantation View

Howden Le Wear DL15 8HF

Chain Free £110,000





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# Plantation View

Howden Le Wear DL15 8HF



- Three Bedroom Terraced Home
- EPC Grade C
- Rear Garden with Decking

- Lounge & Open Plan Dining Room
- Rear Utility Room
- Gas Central Heating

- Good Sized Kitchen
- First Floor Bathroom
- Lovely Family Home

Welcome to this three-bedroom terraced home located in the village of Howden Le Wear, Crook. This good sized property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a village life.

As you enter, you are greeted by an inviting open-plan lounge that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The good-sized kitchen is well-equipped, offering ample space for culinary creations and family gatherings.

The first floor boasts three generously sized bedrooms, providing plenty of room for rest and personal space. The family bathroom is conveniently located on this level, ensuring ease of access for all.

Step outside to discover a lovely rear garden complete with decking, an ideal spot for enjoying sunny afternoons or hosting barbecues with friends and family.

Situated in a friendly village location, this home is within close proximity to a local primary school, making it an excellent choice for families with children. The surrounding area is rich in community spirit and offers a peaceful lifestyle while still being within reach of local amenities.

This property presents a wonderful opportunity to own a delightful home in a sought-after location. Don't miss your chance to make this charming terraced house your own.

## GROUND FLOOR

### Entrance Hallway

Having upvc double glazed door, stairs to first floor, central heating radiator and large storage cupboard.

### Lounge/Diner

22'7" x 13'1" (6.885 x 4.011)

Having feature fireplace housing multi burning stove, 2 x central heating radiators, patio doors to rear, and upvc double glazed bow window to front.

### Kitchen

10'1" x 9'5" (3.092 x 2.879)

Fitted with wall and base units with contrasting work surfaces over, integrated electric oven and electric hob, stainless Steel sink unit, central heating radiator, laminate flooring and upvc double glazed window to rear.

### Utility Room

Plumbing for washing machine and space for tumble dryer and rear upvc double glazed door.

## FIRST FLOOR

### Landing

Loft hatch. We understand the loft is boarded for storage though we have not visually inspected.

### Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and large shower cubicle with mains shower over.

### Bedroom One

12'3" x 8'2" (3.739 x 2.502)

Fitted sliding wardrobes, central heating radiator and upvc double glazed window to front.

### Bedroom Two

9'3" x 7'7" (2.827 x 2.313)

Central heating radiator, storage cupboard and upvc double glazed window to rear.

### Bedroom Three

9'3" x 7'7" (2.827 x 2.313)

Central heating radiator and upvc double glazed window to rear.

### Externally

Externally to the front is a small enclosed garden area.

Whilst to the rear is a good sized enclosed garden which has been decked, there is also a large garden shed.

## Energy Performance Certificate

To view the Energy Performance Certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9360-2603-9590-2025-1721>

EPC Grade C

## Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good with O2 Vodafone EE and 3

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

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.

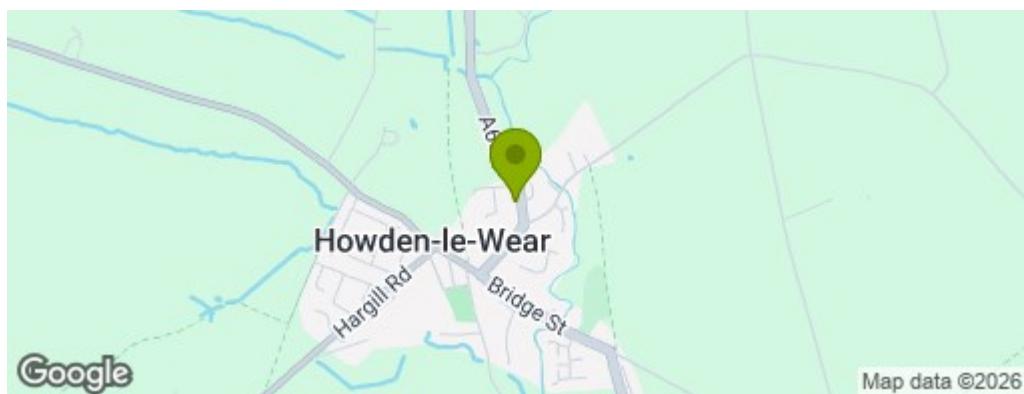
Flood Risk: Very low risk of ground water flooding. Very low risk of flooding from rivers and seas

## Disclaimer

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Whilst every effort 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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