



Plantation View

Howden Le Wear DL15 8HF

Chain Free £90,000





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Plantation View

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- Substantial Three Bedroom End Terrace
- EPC Grade E
- Lovely Sun Room

- Chain Free
- Solar Panels
- Ideal Investment

- Solid Fuel Central Heating
- Gardens Front, Rear and Side
- UPVC Double Glazed

Nestled in the charming area of Plantation View, Howden Le Wear, this delightful extended three-bedroom end terrace house presents an excellent opportunity for first-time buyers or those seeking a comfortable family home. The property boasts an inviting reception room, providing ample space for relaxation and entertaining guests with feature fireplace.

The heart of the home features an open plan living arrangement, seamlessly connecting the living and dining areas, which enhances the sense of space and light. A standout feature of this property is the good-sized conservatory, or sun room, which offers a perfect spot to enjoy the garden views and bask in natural sunlight throughout the day.

With three well-proportioned bedrooms, this home is ideal for families or those needing extra space for guests or a home office. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for daily living.

Situated in a good location, this property benefits from easy access to local amenities and transport links, making it a convenient choice for those commuting or seeking nearby facilities.

In summary, this lovely end terrace house in Howden Le Wear is a wonderful first home, combining comfort, space, and a welcoming atmosphere. Do not miss the chance to make this charming property your own.

Ground Floor

Entrance Porch

UPVC double glazed front entrance door, UPVC double glazed window, attached house which has power and lighting. Timber and glazed door through to:

Entrance Hallway

Double central heating radiators open plan staircase to the first floor, understairs cupboard. Timber door through to:

Through Lounge/Dining Room

22'04 x 13'04 (6.81m x 4.06m)

UPVC double glazed windows to the front elevation, two double central heating radiators, coving to ceiling, tv point, UPVC double glazed sliding patio doors to Sun Room, feature fireplace including timber mantle, inset solid fuel stove, and tiled hearth.

Sun Room

An 'L' shaped room which makes a lovely seating area with tiled floor, UPVC double glazed windows, and double central heating radiator

Kitchen

10'02 x 10'02 (3.10m x 3.10m)

Fitted with a range of Cream wall and base units, laminated working surfaces over, inset single drainer sink unit, UPVC double glazed window to the rear elevation, integral appliance including electric oven, hob, microwave and washing machine, kamdean flooring.

Rear Entrance Hallway

Kamdean flooring, spot lighting and UPVC double glazed rear door

Cloakroom/wc

Wc, kamdean flooring, opaque UPVC double glazed window, wash hand basin and central heating radiator

First Floor

Landing

Loft access

Bedroom One

14'01 x 8 (4.29m x 2.44m)

UPVC double glazed window and central heating radiator

Bedroom Two

11' x 7'10 (3.35m x 2.39m)

UPVC double glazed window and central heating radiator. Fitted wardrobes

Bedroom Three

9'01 x 7'10 (2.77m x 2.39m)

UPVC double glazed window and central heating radiator. With a range of fitted wardrobes and drawers

Bathroom/wc

With a fitted suite including large walk in corner shower cubicle with electric shower, wc and wash hand basin in vanity unit and storage under, central heating radiators, opaque UPVC double glazed window, laminated panelled ceiling and walls

Exterior

Immediately to the front of the property there is an enclosed garden which is lawned with flower borders and shrubs. Whilst to the side and rear there are further garden area with shrubs.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0135-5929-1509-0913-6222>

EPC Grade E

Other General Information

Tenure: Freehold

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 Coverage from Vodafone, O2, 3 and EE

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

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

Disclaimer

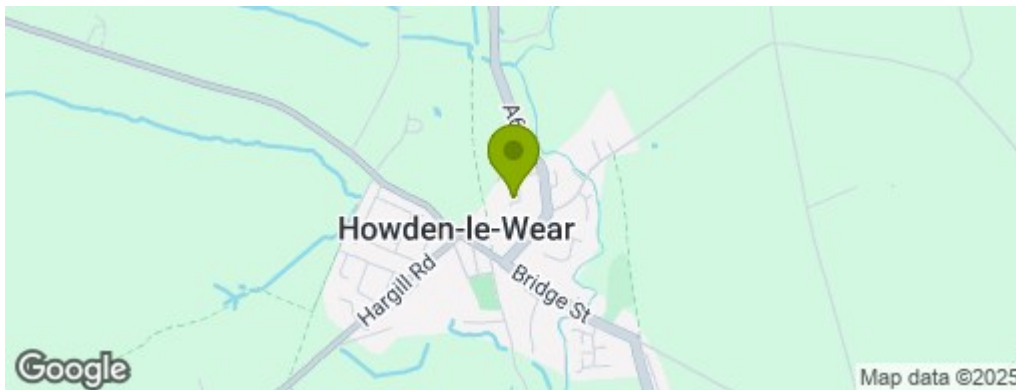
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Solar Panels

We understand that the Solar Panels are leased from a Shade Greener for a 25 year period and the lease expires on 2nd July 2038. A copy of the lease is available for inspection, however we suggest that this is referred to your Solicitor or Legal Representative.



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 misstatement. 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. Made with Metreplan 6.0.0.0



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