



Weardale Court, Howden Le Wear, DL15 8HP
3 Bed - House - Semi-Detached
£230,000

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Weardale Court

Howden Le Wear, DL15 8HP

Robinsons have the pleasure of offering to the sales market this EXTENDED three bedroom semi-detached house which sits on a generous size plot with an impressive rear garden with countryside views.

The house should prove to be a fantastic family home, having spacious accommodation throughout, including a ground floor extension to the rear, creating a second lounge/dining room and over looks the rear garden. The property also benefits from a useful utility room, ground floor WC and ample storage space.

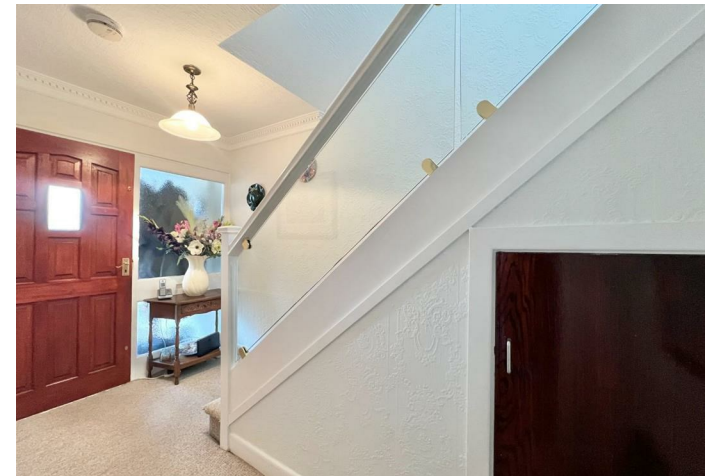
The internal accommodation comprises; entrance porch, hallway with staircase to the first floor landing. Lounge/dining room with space for seating and dining furniture. Double doors open to give access to the second lounge/dining room with 'Velux' style roof windows and windows enjoying views over the garden. Re-fitted kitchen with a range of wall, base and drawer units with space for appliances. Useful utility room with space for washer and dryer. Cloakroom/WC. Garage conversion creating further storage space.

To the first floor are three well proportioned bedrooms and a family bathroom with four piece suite, including a bath and separate shower cubicle.

Outside the house has a double length driveway to the front and lawned garden with flower beds. The rear garden has been well designed with patio areas, including an area of the garden which enjoys views over surrounding countryside, something which is rare to find on this housing development.

Weardale Court is a pleasant cul-de-sac in Howden Le Wear and the house enjoys views overlooking a tree lined grassed area in the centre of the estate. The village has a primary school, village shop/post office, and is on a regular bus route to Crook and Bishop Auckland which have a wide range of shopping amenities and health care facilities.

Contact Robinsons for further information and to arrange an internal viewing.













Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband:

Basic

7 Mbps

Superfast

70 Mbps

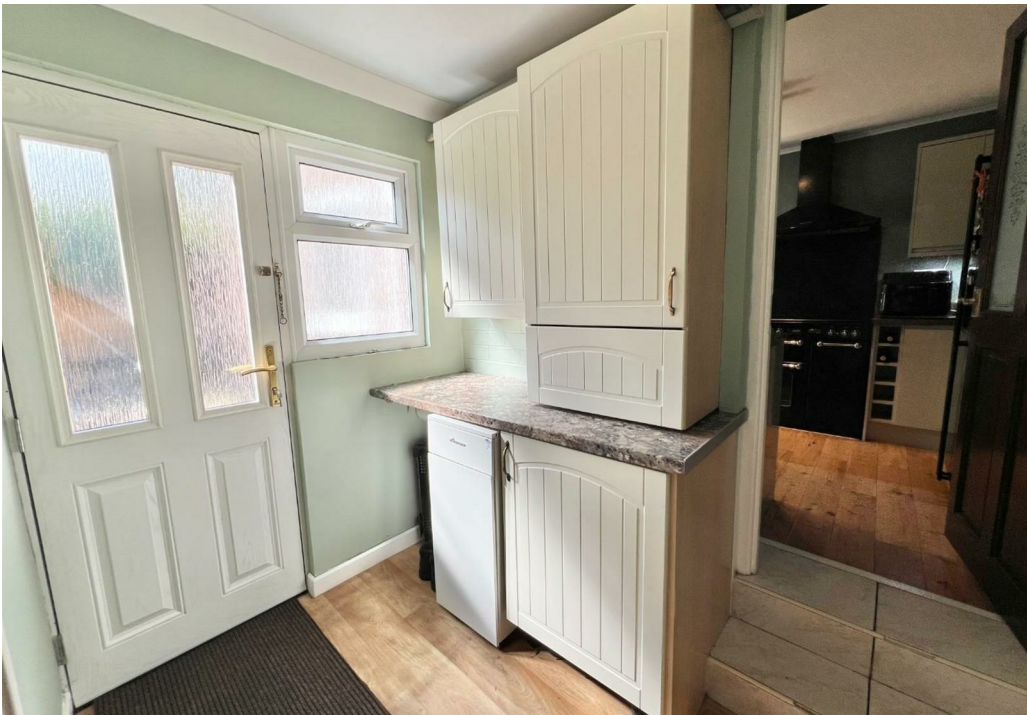
Mobile Signal Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council - Band B - £1984 p.a

Energy Rating: D

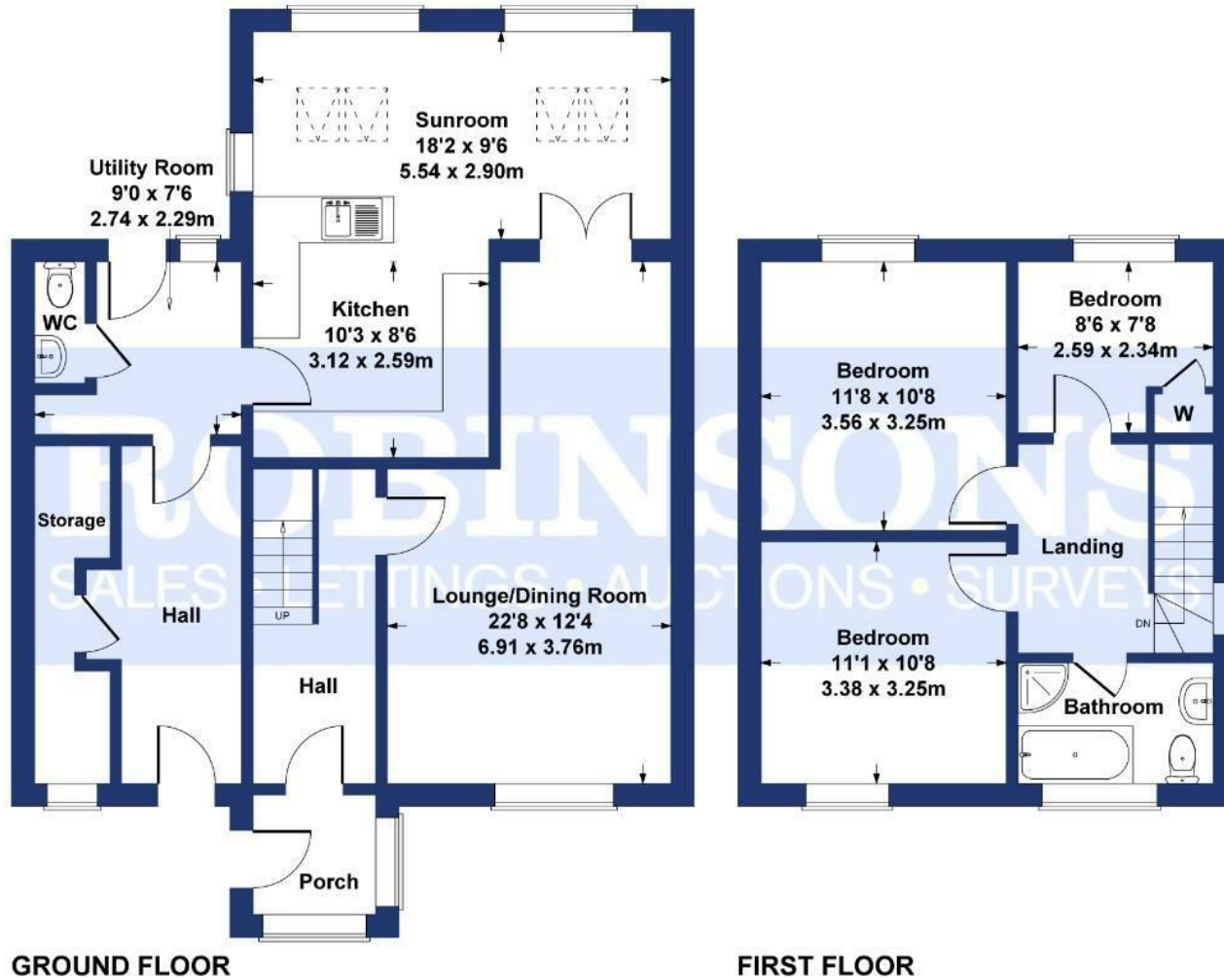
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Weardale Court Howden Le Wear

Approximate Gross Internal Area
1285 sq ft - 119 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			73
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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