

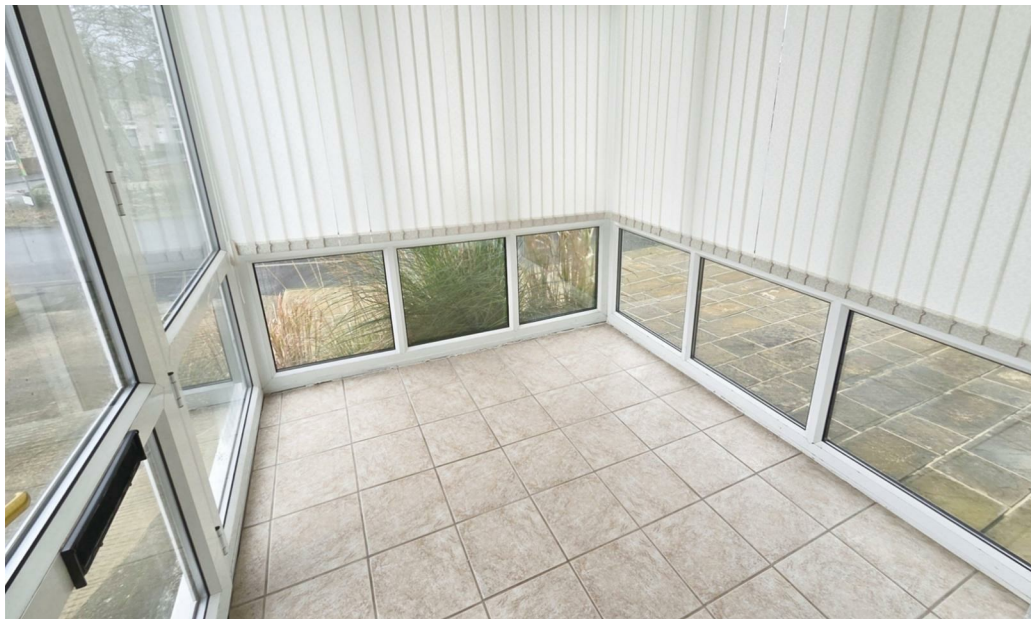


## Fir Tree Drive

Howden Le Wear, Crook DL15 8HW

Chain Free £165,000





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# Fir Tree Drive

Howden Le Wear, Crook DL15 8HW



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

- Modern & Ready To Move Into
- Gas Central heating
- Garage & Driveway

- CHAIN FREE
- Shower Room First Floor
- Rear Enclosed Garden

This three-bedroom semi-detached house is for sale in Howden-le-Wear, near Crook, offering well-presented accommodation in a residential setting. The ground floor includes a reception room featuring a multi-fuel burner, creating a practical focal point for the main living area. There is also a kitchen serving as the hub for day-to-day cooking and dining and separate utility room. Upstairs, there are two double bedrooms and one single bedroom, providing flexibility for family living, guests, or a home office. The property has one shower room.

Externally, the house benefits from an enclosed rear garden, offering a contained outdoor space suitable for a range of uses. In addition, there is a garage with an electric door, providing covered parking or useful storage.

The location places the property within reach of local schools in Howden-le-Wear and nearby Crook, making it suitable for buyers requiring access to educational facilities. Local parks and green spaces around Crook and the surrounding County Durham countryside provide opportunities for walking and outdoor recreation.

Crook town centre is accessible by car or local bus services, offering supermarkets, shops, cafés, and everyday amenities. Regular bus routes connect Howden-le-Wear to Bishop Auckland and Durham, where wider retail, leisure, and employment options can be found, as well as mainline rail services from Bishop Auckland and Durham stations, giving access to Newcastle and other regional destinations. Road links via the A68 and A689 provide routes towards the A1(M) for commuting further afield.

Overall, this semi-detached house presents three-bedroom accommodation with enclosed garden and garage in a village setting.

## Ground Floor

### Entrance Porch/Conservatory

Having upvc Entrance door and tiled flooring.

### Hallway

With central heating radiator, under stairs storage cupboard and stairs to first floor.

### Lounge and Dining Room

23'5" x 12'2" (7.144 x 3.727)

With multi burning stove set to a tiled hearth

Vertical radiator and uPVC double glazed windows to both front and rear.

## Kitchen

8'7" x 10'4" (2.622 x 3.157)

Fitted with an excellent range of wall and base units with contrasting work surfaces over, integrated electric oven and gas hob with extraction chimney over, stainless steel sink unit with mixer tap, dishwasher Vertical radiator and uPVC double glazed window to rear.

## Utility Room

With a work surface having plumbing for washing machine, vertical radiator, wall mounted gas boiler and uPVC double glazed door to rear and service door to garage.

## First Floor

### Landing

With loft hatch, airing cupboard and uPVC double glazed window to side.

### Shower Room/WC

Fitted with a modern white suite comprising of walk in shower unit with mains shower over, wc, wash hand basin set to vanity unit and oak shelf above, chrome heated towel rail and obscured uPVC double glazed window to rear.

### Bedroom One

11'11" x 10'8" (3.640 x 3.275)

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

### Bedroom Two

11'1" x 10'8" (3.401 x 3.276)

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

### Bedroom Three

8'9" x 7'10" (2.672 x 2.398)

With a built in single bed, vertical radiator and uPVC double glazed window to front.

## Garage

14'10" x 8'6" (4.531 x 2.596)

Having an electric door .

## Externally

To the front is a driveway providing off road parking leads to a single garage.

To the rear is a good sized rear enclosed garden with log store to the side,

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7708-2017-7253-7210-2200>

EPC Grade E

The seller has advised the property has had mains gas installed since the current EPC was carried out.

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast, Highest available download speed 79 Mbps, Highest available upload speed 20 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: B. Annual price: £1,894.71 (Maximum 2025)

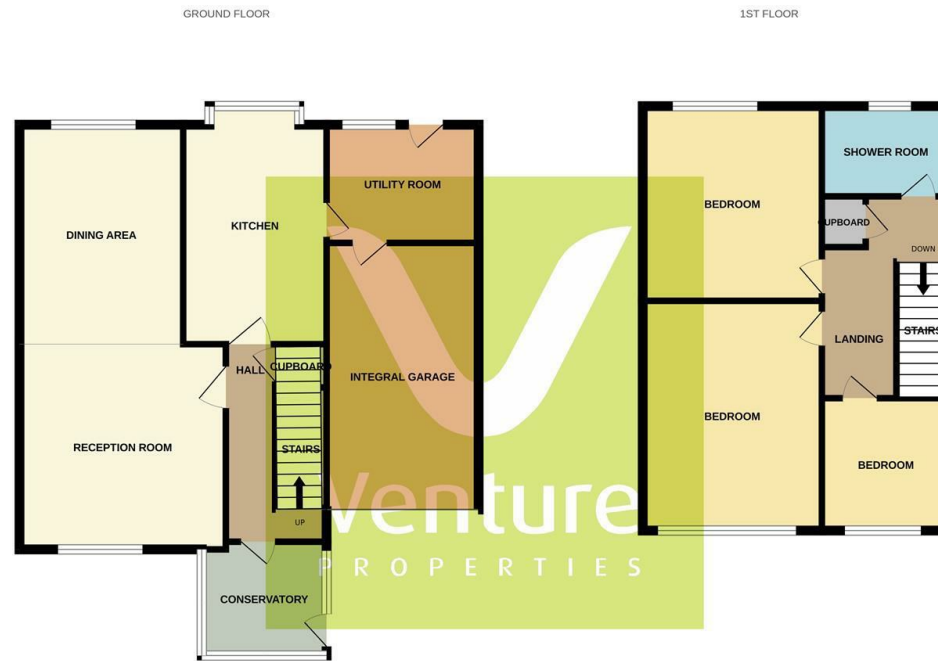
Energy Performance Certificate Grade E - The seller has advised the property has had mains gas installed since the current EPC was carried out.

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 and flooding from the rivers and the sea.

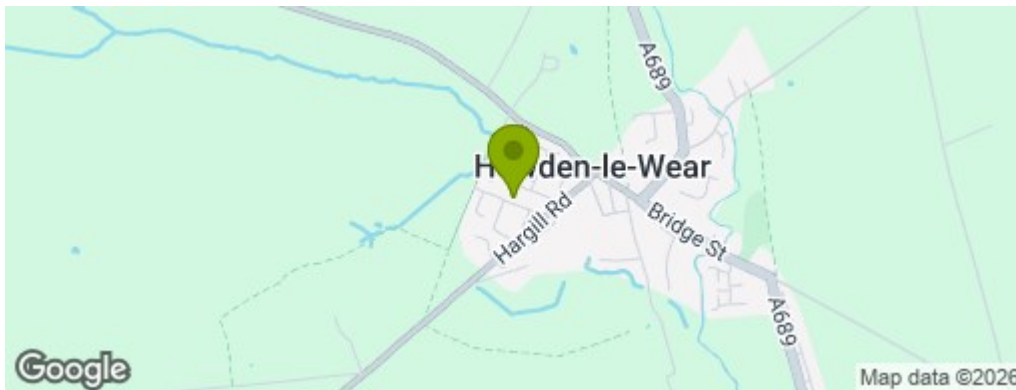
This property has been vacant for a number of months, additional council tax charges may be payable upon completion

## Disclaimer

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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

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