Valley Terrace, Howden Le Wear, DL15 8EW
2 Bed - House - End Terrace
£120,000

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Valley Terrace
Howden Le Wear, DL15 8EW

* OFF ROAD PARKING * GARAGE * BEAUTIFULLY PRESENTED *

Robinsons are delighted to offer to the sales market this charming two bedroom end-terrace house, which is presented in beautiful condition throughout and benefits from a driveway, enclosed rear yard and garage/workshop.

The property provides an excellent opportunity for buyers seeking a genuine 'ready to move into' home. Having undergone a programme of renovation works in recent years, the property has been finished to a truly impressive standard, with quality fixtures, fittings and finishes throughout, whilst retaining the charm and character one would expect from a property of this age and style.

The home is warmed by a gas combination boiler and benefits from UPVC double glazed windows.

The internal accommodation comprises an entrance porch with useful space for coats and shoes, leading into the attractive lounge, which features a window overlooking the front aspect and excellent built-in storage within the alcoves.

The beautifully presented kitchen is fitted with a comprehensive range of wall, base and drawer units, incorporating an integral hob, oven and dishwasher, together with space for a washing machine, fridge/freezer and dining table.

A rear hallway provides access to the enclosed yard, while the stylish bathroom is fitted with a quality three-piece suite comprising a bath with mains shower attachment and shower screen, wash hand basin and WC, complemented by attractive fixtures and fittings.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in storage and enjoying pleasant outlooks.

NEIL YOUNG

Outside
Externally, the property enjoys a driveway to the front, complemented by attractive flower beds. To the rear is a private enclosed yard, which provides an ideal space for outdoor seating and enjoying the warmer months, with a timber bench and planted pots adding to its appeal. Beyond the yard is a useful garage/workshop, providing excellent additional storage or workspace.

Location
Situated on Valley Terrace in the popular village of Howden-le-Wear, the property is conveniently positioned for local amenities, including a primary school, post office/village shop and regular bus services. The surrounding area also provides easy access to the nearby towns of Crook and Bishop Auckland, together with the wider surrounding areas.

AGENTS NOTES
Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area . Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

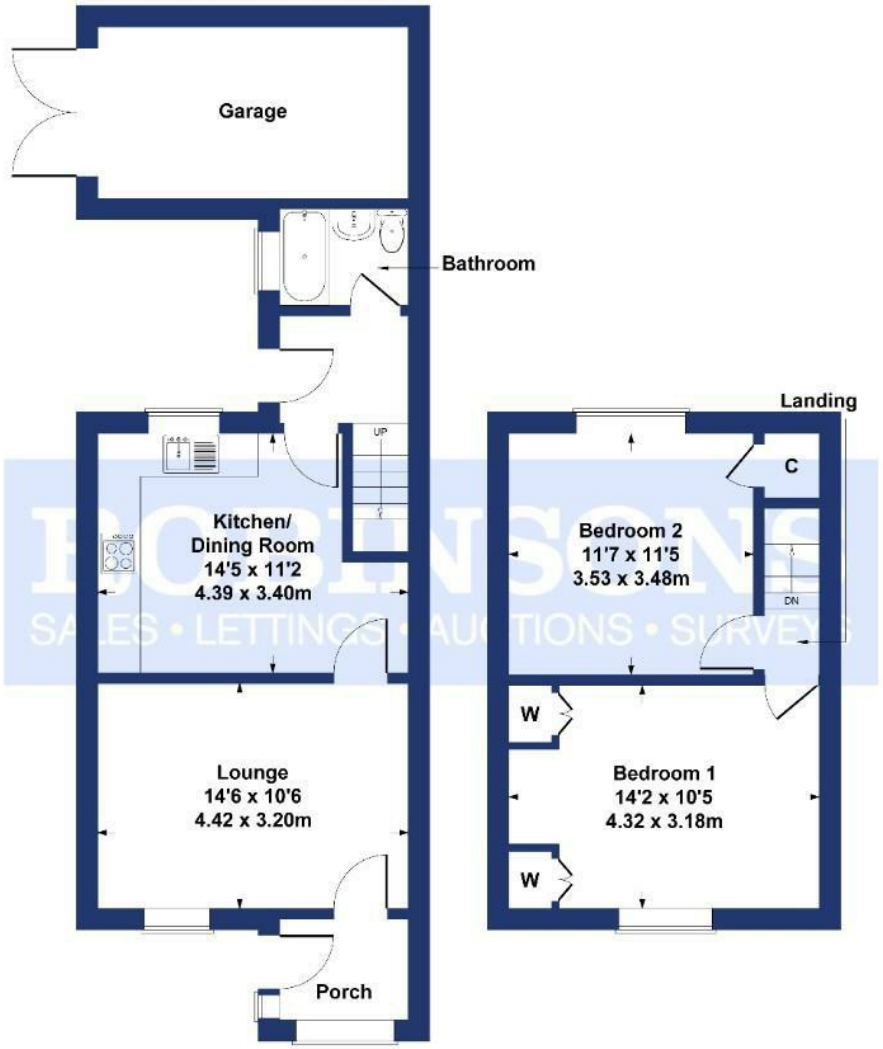
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

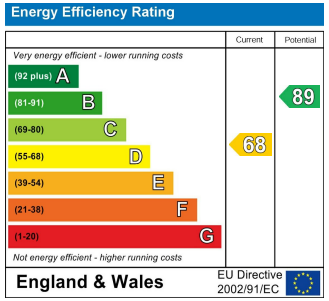
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Love

Valley Terrace Howden Le Wear

Approximate Gross Internal Area
856 sq ft - 80 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. 2026

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 services.

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