

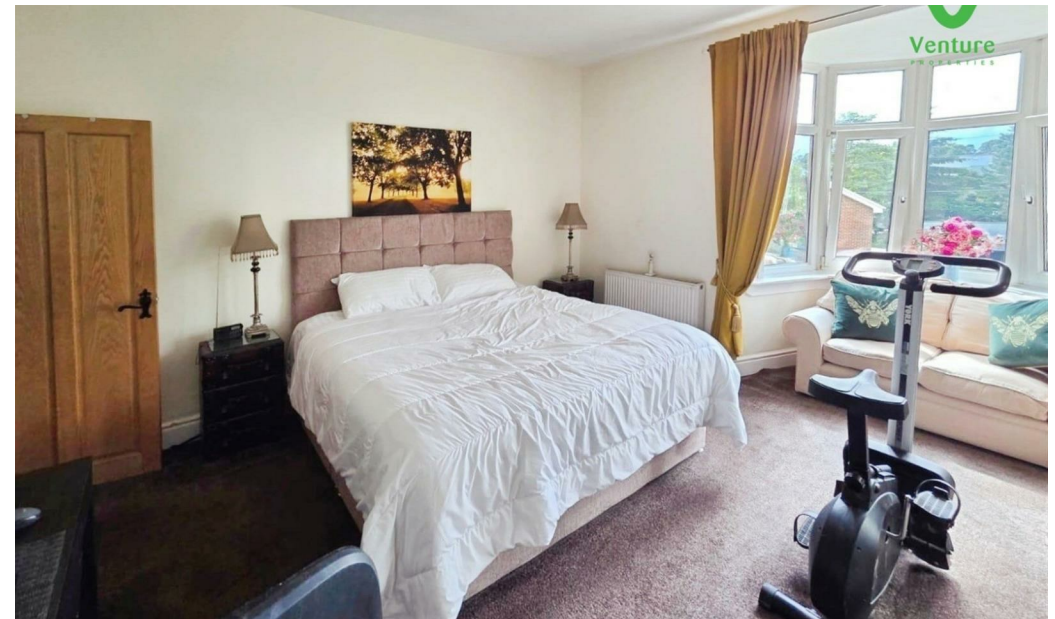


Plantation Terrace

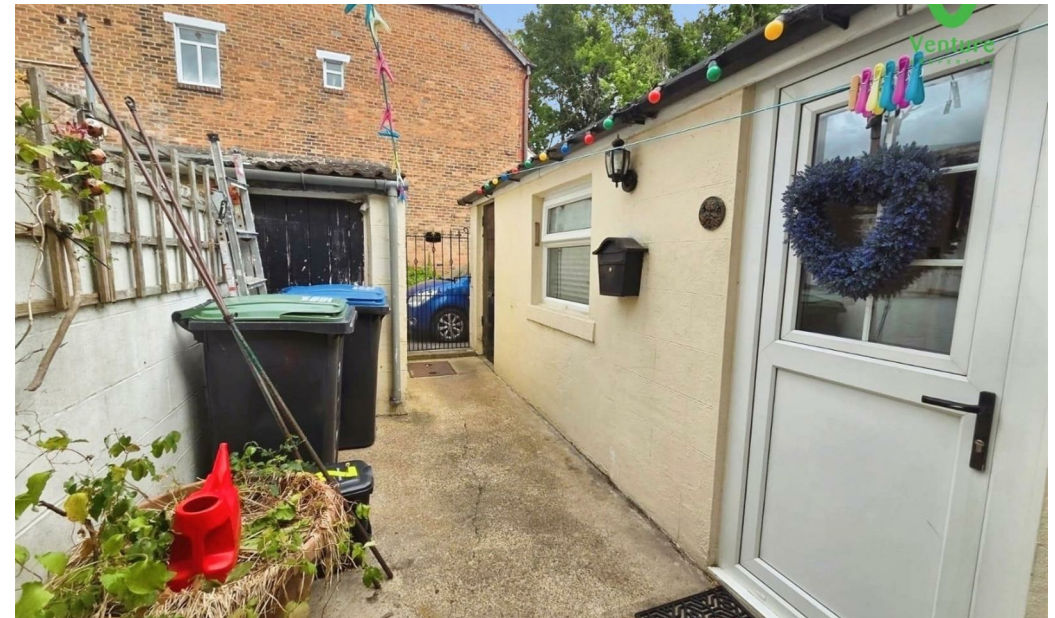
Howden Le Wear DL15 8AD

£130,000





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Plantation Terrace

Howden Le Wear DL15 8AD



- Two Bedroom Mid Terrace
- EPC Grade D
- Popular Village of Howden-le-Wear.

- Traditional Style Property
- Ground Floor Shower Room
- Easy-Maintenance Area To The Front

- Kitchen/Diner
- Two Large Bedrooms
- Call Venture To View !!!

Settled in the heart of the ever-popular village of Howden-le-Wear, this deceptively spacious two-bedroom terraced home offers an exceptional opportunity for first-time buyers or young families seeking comfort and convenience in a thriving community.

Set on a quiet street, the property boasts a warm and welcoming lounge, complete with a modern feature fireplace—a perfect spot to unwind after a busy day. The generous kitchen/diner, thoughtfully designed with ample storage and plenty of workspace, provides the ideal setting for cooking, dining, and entertaining. A modern ground floor shower room is both stylish and practical, catering to the demands of contemporary living.

Upstairs, residents will find two well-proportioned double bedrooms, each offering a peaceful retreat with plenty of space for furnishings and personal touches. The home is enhanced by an easy-maintenance frontage, ensuring year-round kerb appeal, while a private, wall-enclosed rear yard offers a secure area for relaxing or al fresco dining.

Howden-le-Wear is renowned for its strong sense of community and excellent local amenities, all conveniently close to hand. Enjoy leisurely walks to the nearby village shops for daily essentials, or take advantage of reputable schools within easy reach, making the area particularly attractive for families. For those commuting or seeking further connections, reliable transport links are close by, providing swift access to Crook, Bishop Auckland, and the wider County Durham area.

With its generous living spaces, desirable village setting, and proximity to local services, this delightful home presents a unique opportunity to step onto the property ladder in style.

An internal inspection is highly recommended—arrange your viewing today to see all this charming home has to offer.

GROUND FLOOR

Lounge

18'0" x 13'7" (5.487 x 4.152)

Having upvc double glazed bay window to front, feature modern electric fire, vertical radiator.

Kitchen

14'10" 15'0" (4.544 4.577)

fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit, feature inglenook with space for range oven having built in extractor over, tiled flooring, space for large fridge freezer and upvc double glazed window to rear.

Utility Area

12'3" x 6'9" (3.753 x 2.079)

Fitted with base units having contrasting work surfaces over, central heating integrated wine cooler, stable rear entrance door, tiled flooring, plumbing for washing machine.

Ground Floor Shower Room/WC

Fitted with a large walk-in shower having mains shower over, wc, wash hand basin, chrome heated towel rail and window to side.

FIRST FLOOR

Landing

Connecting two bedrooms,

Bedroom One

13'11" x 13'0" (4.258 x 3.972)

With fitted sliding wardrobes, upvc bay to front and central heating radiator.

Bedroom Two

14'5" x 9'2" (4.413 x 2.819)

Having sliding fitted wardrobe, central heating radiator and upvc double glazed window to rear.

Externally

To the front of the property there is a wall enclosed easy maintenance flagged area being ideal for seating whilst to the rear there is a wall enclosed yard with two storage outhouses one outhouse houses the gas boiler and plumbing for washing machine.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/1135-9921-0500-0704-4226?print=true>

EPC Grade D

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains or septic tank

Broadband:

Superfast Highest Available Download Speed 51 Mbps Highest Available upload Speed 9 Mbps

Mobile Signal/coverage: Good with EE, O2, Three and Vodafone, although we would advise you to check with your supplier.

Council Tax: Durham County Council, Band: A Annual price: £1666.64 (Maximum 2026)

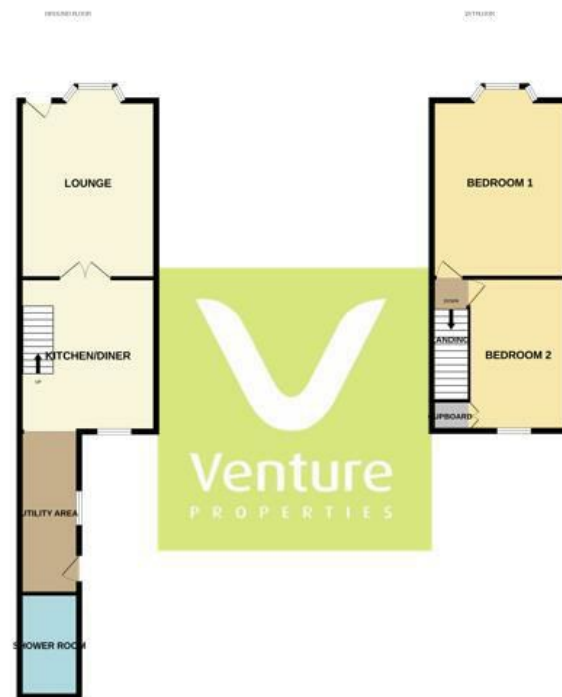
Energy Performance Certificate Grade D

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.

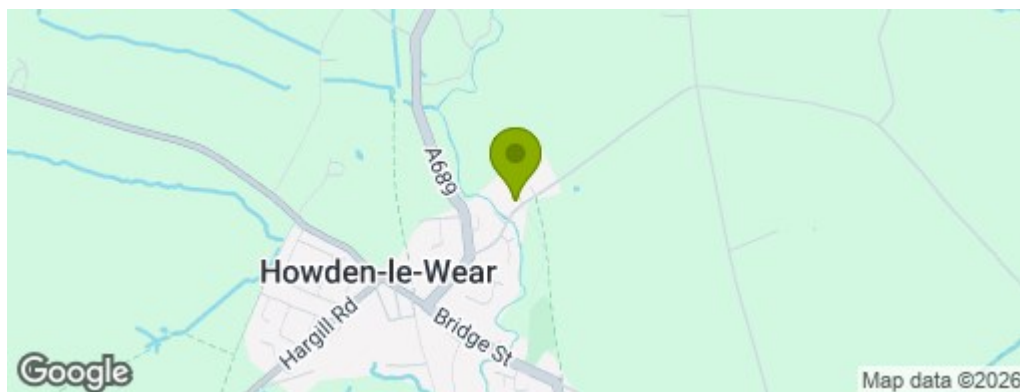
Flood Risk: Very Low for Surface Water Very Low for Rivers and Sea

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