



Valley Terrace, Howden Le Wear, DL15 8EP
2 Bed - House - Terraced
£115,000

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Valley Terrace Howden Le Wear, DL15 8EP

Robinsons are delighted to offer to the sales market this beautifully presented and recently refurbished two-bedroom, two-reception room home - available with NO FORWARD CHAIN.

The property has been tastefully modernised throughout, with refurbishment works including a full electrical rewire, new electric boiler and radiators, newly fitted kitchen and bathroom, new windows, and stylish decoration and flooring throughout.

Externally, the home benefits from a garage, enclosed garden, and a garden shed, offering both convenience and outdoor space.

The internal layout comprises a welcoming lounge featuring an open fire and front aspect window, a dining room leading through to a modern kitchen fitted with a range of contemporary wall, base, and drawer units, integrated hob and oven, and space for additional appliances. A rear hallway provides access to the re-fitted bathroom, complete with a three-piece suite and electric shower over the bath.

To the first floor are two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe/storage cupboard.

To the front, the property enjoys an enclosed garden, while to the rear there is a private yard with gated access. The garage, located just across the back lane, offers flexible use as a workshop or additional storage. Beyond the garage lies a further enclosed garden area, mainly laid to lawn, with potential to create patio spaces - perfect for outdoor entertaining.

Situated on Valley Terrace in the popular village of Howden-le-Wear, the property is ideally positioned close to local amenities including a primary school, post office/village shop, and regular bus services providing easy access to nearby towns such as Crook and Bishop Auckland.













Agents Notes

Council Tax: Durham County Council, Band A Approx.£1748.00

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 (not metered)

Sewerage – Mains

Heating – Electric

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 – being applied for 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 to affect this property that we are aware of. 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.

Agents Notes

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

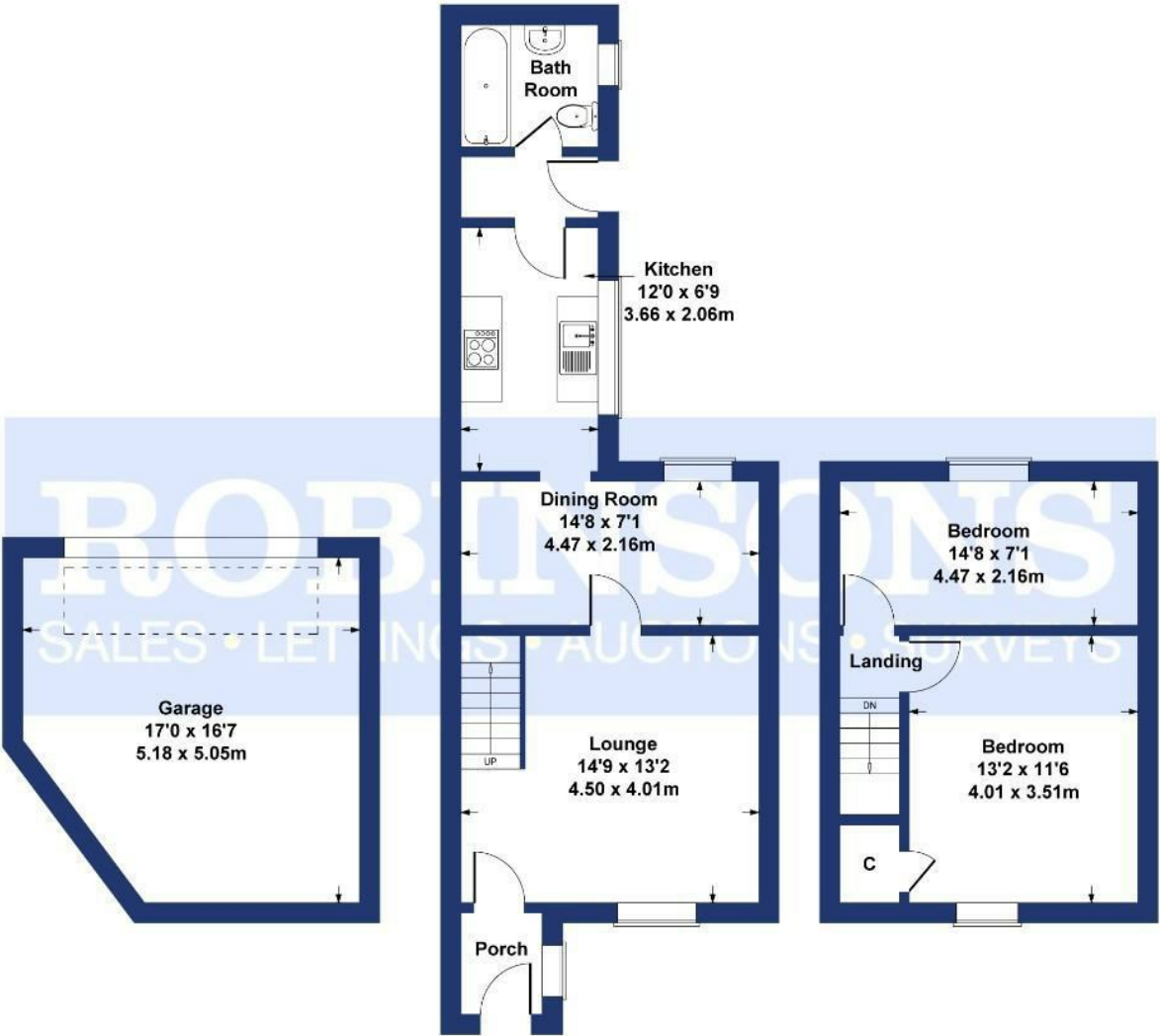
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement."



Valley Terrace Howden Le Wear

Approximate Gross Internal Area
1040 sq ft - 97 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

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		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		50
	29	

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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