



## Plantation View

Howden Le Wear DL15 8HF

Chain Free £115,000





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# Plantation View

Howden Le Wear DL15 8HF



x 3



x 1



x 1

- Three Bedroom Mid Link Property
- EPC Grade E
- First Floor Bathroom

- CHAIN FREE
- Fitted Modern Kitchen
- Rear Enclosed Garden Area

- Lounge Dining Room
- Ground Floor Cloaks WC
- Garage Providing Parking

Chain Free! Welcome to this charming three-bedroom mid-terrace house located in the area of Plantation View, Howden Le Wear. Spanning an impressive 883 square feet, this property offers a perfect blend of comfort and modern living.

As you enter, you are greeted by a spacious lounge dining room, ideal for both relaxation and entertaining guests. The fitted modern kitchen is a highlight of the home, providing a stylish and functional space for culinary enthusiasts. Additionally, the convenience of a downstairs WC enhances the practicality of the layout.

The first floor features three well-proportioned bedrooms, offering ample space for family or guests. A thoughtfully designed shower room with WC completes the upper level, ensuring that all your needs are met.

Outside, the property benefits from parking for one vehicle via the garage as well as a front gravelled gardens and rear paved area with shed. The location in Howden Le Wear is both peaceful and convenient, making it an excellent choice for families or professionals seeking a welcoming community. Howden Le Wear is perfect for the commuter being within easy reach of Bishop Auckland, Darlington and Durham.

This mid-link property is not just a house; it is a place to call home. With its modern amenities and thoughtful design, it presents a wonderful opportunity for those looking to settle in a charming area. Do not miss the chance to view this delightful property.

## GROUND FLOOR

### Entrance Hallway

Via uPVC double glazed entrance door, laminate flooring, stairs to first floor, under stairs storage and central heating radiator.

### Lounge & Dining Room

22'5" x 13'2" (6.834 x 4.028)

Having uPVC double glazed bay window to front, feature fireplace with gas fire, two central heating radiators and uPVC double glazed window to rear.

### Kitchen

9'7" x 10'3" (2.946 x 3.143)

With fitted wall and base units with contrasting work surfaces over, black sink unit with mixer tap, integrated eye level electric oven and microwave with separate touch hob and extractor chimney above, plumbing for washing machine, storage cupboard, chrome heated towel rail and uPVC double glazed window to front.

### Rear Lobby

Having rear entrance door and meter cupboard.

### Ground Floor Cloaks/ WC

Fitted with a white WC and small wash hand basin.

## FIRST FLOOR

### Landing

With airing cupboard housing gas boiler and loft hatch.

### Shower Room/ WC

Fitted with a white suite comprising of double shower cubicle with mains shower over, WC, wash hand basin and chrome heated towel rail.

### Bedroom One

13'3" x 7'10" (4.041 x 2.392)

Having storage cupboard, central heating radiator and uPVC double glazed window to front.

### Bedroom Two

8'2" x 14'11" (2.507 x 4.549)

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

### Bedroom Three

9'0" x 7'8" (2.746 x 2.342)

With storage cupboard, central heating radiator and uPVC double glazed window to rear.

## Externally

To the rear is a paved enclosed yard with outhouse. There is a garage providing parking.

To the front is a enclosed gravelled garden.

## Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0538-2893-7376-9321-9045>

EPC Grade E

## Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

Energy Performance Certificate Grade E

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. Very low risk of flooding from rivers and the sea.

## Disclaimer

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## Property Information

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