



VENTURE  
PLATINUM



Deneside | Howden le Wear  
Chain Free £210,000





**CHAIN FREE!** A generously proportioned five bedroom semi detached family home, having accommodation over two floors briefly comprising of: entrance hallway, lounge and combined dining room, fitted kitchen and breakfast room, ground floor wc (currently not in working order) and conservatory to the rear. To the first floor are five bedrooms and a family bathroom.

Externally to the front is a good sized block paved driveway allowing for off road parking leading to an integral garage, whilst to the rear is a enclosed garden mainly laid to lawn with paved patio area.

Howden-le-Wear is a village in County Durham, approximately 1 mile south of the large market town of Crook. It has a number of shops including the village One Stop convenience store, hairdressers, butchers and the petrol station. Howden-le-Wear's countryside offers plenty of opportunities for walking and photography. The Wear River meanders through the landscape, creating a backdrop for strolls along its banks, with the Low Barns Nature Reserve close by.

## GROUND FLOOR

### Entrance Hallway

Having uPVC entrance door, laminate wood flooring, open staircase to first floor. there is a under stairs cupboard that houses a combined wc and wash hand basin (not in working order).

### Lounge/Dining Room 8.89m x 3.38m (29'02 x 11'01)

Having multi fuel burning stove set to inglenook, central heating radiator and uPVC bow window to front. To the dining room is a central heating radiator and doors leading to conservatory.

### Kitchen/Breakfast Room 4.98m x 3.20m (16'04 x 10'06 )

Fitted with a range of wall and base units having laminate work surfaces over, integrated double oven with five ring gas hob over and extractor chimney , sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, space for breakfast table, central heating radiator, two storage cupboard one having access to the garage and uPVC double glazed window and door to rear garden.

### Conservatory 4.93m x 3.18m (16'02 x 10'05)

Having timber framed windows and doors to garden and central heating radiator.

## FIRST FLOOR

### Landing

### Bedroom One 4.52m x 4.19m (14'10 x 13'09)

Having central heating radiator, loft hatch and two uPVC double glazed windows to front.

### Bedroom Two 4.09m x 3.25m (13'05 x 10'08)

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

### Bedroom Three 4.17m x 3.18m (13'08 x 10'05)

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







**Bedroom Four 3.02m x 2.18m (9'11 x 7'02)**

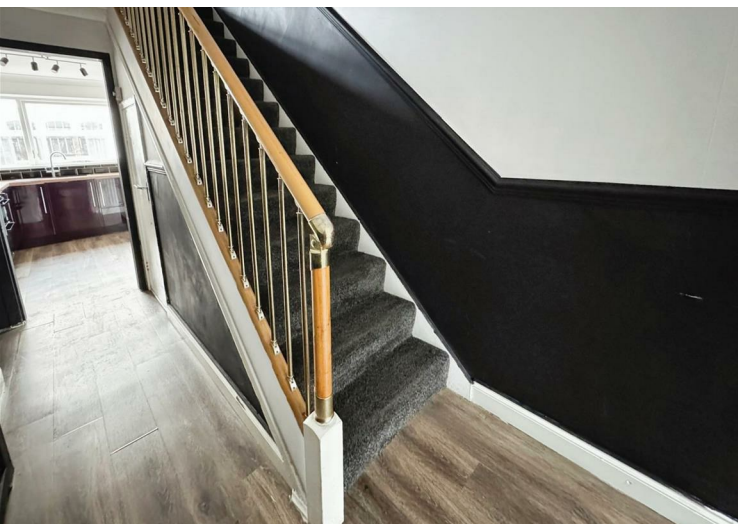
Having central heating radiator and uPVC double glazed window to front.

**Bedroom Five 3.81m x 2.26m (12'06 x 7'05)**

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







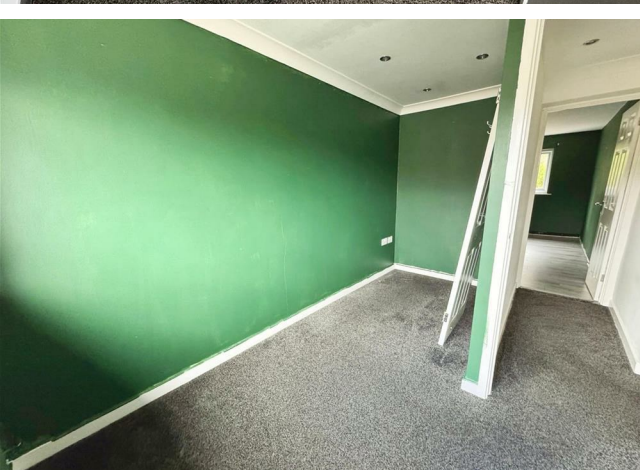
#### Bathroom/WC

Fitted with a white suite having panelled bath with mains fed shower over, wash hand basin and WC set to vanity unit, fully tiled walls and laminate wood flooring.

#### Externally

Externally to the front is a good sized block paved driveway allowing for off road parking, leading to an integral garage, whilst to the rear is a enclosed garden mainly laid to lawn with paved patio area.





## Energy Performance Certificate

To view the energy performance certificate on this property, please use the below link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0576-2856-6079-9196-9991>

Epc Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 66 Mbps Highest available upload speed 16 Mbps

Mobile Signal/coverage: Limited, we suggest you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: C Annual price: £2,320.54 (Maximum 2025)

Energy Performance Certificate Grade C

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: Low risk of surface water flooding. Low risk of flooding from rivers and the sea

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

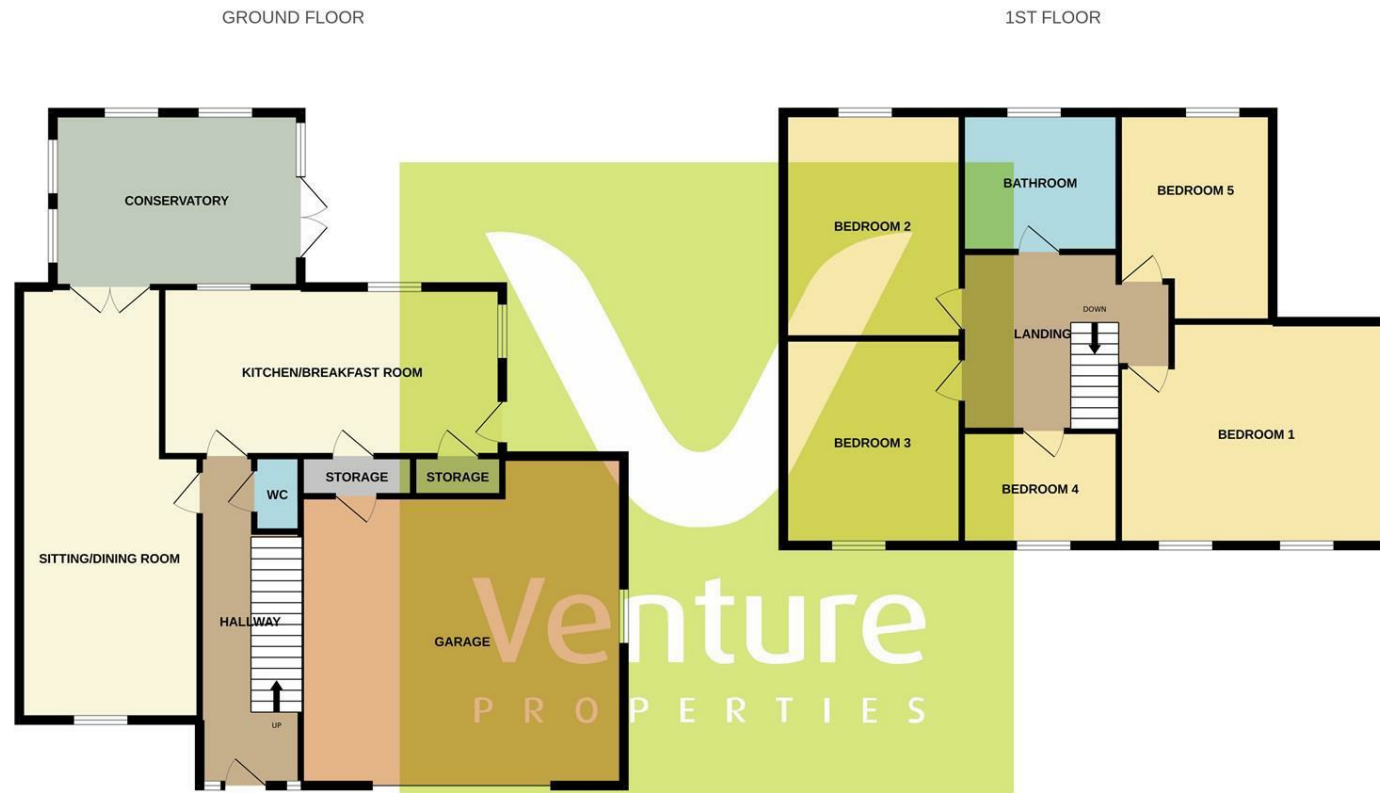








# 2 Deneside | Howden le Wear



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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