



## Parkside

Howden Le Wear DL15 8HE

Chain Free £199,999







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# Parkside

## Howden Le Wear DL15 8HE



- Two Bedroom Detached Bungalow
- EPC Grade E
- Good Sized Utility Room

- CHAIN FREE
- Conservatory
- Quiet Cul De Sac Location

- Large Corner Plot
- Modern Bathroom & Kitchen
- Garage & Driveway

A good sized two bedroom detached bungalow with a large corner plot gardens and garage.

Offered for sale chain free, this deceptively spacious two bedroom detached bungalow which is pleasantly situated on a large corner plot in a quiet cul de sac location. With oil central heating boiler fitted in 2020, double glazing, as well as extensive gardens which provides space for an extension if required.

The owners have upgraded the property and added a new bathroom, carpets and decoration. There is a driveway offering off-road car parking leading to a good sized attached garage. Viewing is essential, call today to arrange your appointment.

### GROUND FLOOR

#### Hallway

Entrance via composite front door, loft hatch (the sellers have advised the loft has been re insulated in 2023) two sets of double wardrobes providing useful storage and a further cupboard adjacent to the front door.

#### Lounge

20'10" x 11'5" (6.362 x 3.494)

Having a free standing electric fire, central heating radiators and UPVC double glazed window to front.

#### Conservatory

13'0" x 11'6" (3.985 x 3.508)

With UPVC double glazed windows, fitted blinds and French doors opening into the garden.

#### Dining Room

10'0" x 8'0" (3.054 x 2.440)

With central heating radiator and UPVC double glazed window to front.

#### Kitchen

10'0" x 7'11" (3.053 x 2.426)

Fitted with a range of wall and base units having contrasting work surfaces over, stainless steel sink unit, electric cooker point, space for fridge freezer, tiled splash backs, and UPVC double glazed window to rear.

#### Utility Room

Fitted with work surface, plumbing for washing machine, dishwasher and space for a tumble dryer, service door to garage, rear entrance door and UPVC double glazed window to rear.

#### Bedroom One

14'11" x 8'10" (4.548 x 2.713)

Having a central heating radiator and UPVC double glazed window to rear.

#### Bedroom Two

10'11" x 8'8" (3.338 x 2.652)

With central heating radiator, storage cupboard and UPVC double glazed window to side.

#### Bathroom/WC

Fitted with a panelled bath having electric shower over, wc, wash hand basin, PVC cladding and UPVC opaque double glazed window.

#### Externally

To the front of the property there are lawned gardens with flower borders. There is a driveway providing off road parking which leads to an attached garage up and over door, power and lighting.

Whilst to the rear and side of the property there are substantial enclosed lawned gardens, with paved patio area, hedge surround and flower borders.

#### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2891-2390-2224-5471>

EPC grade E

#### Other General Information

Tenure: Freehold

Gas: N/A Oil Heating

Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available (Highest available download speed:

1000 Mbps, Highest available upload speed: 220 Mbps)

Mobile Signal/coverage: Likely with EE, Three and O2

Council Tax: Durham County Council, Band: C. Annual price: £2,165.39 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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.

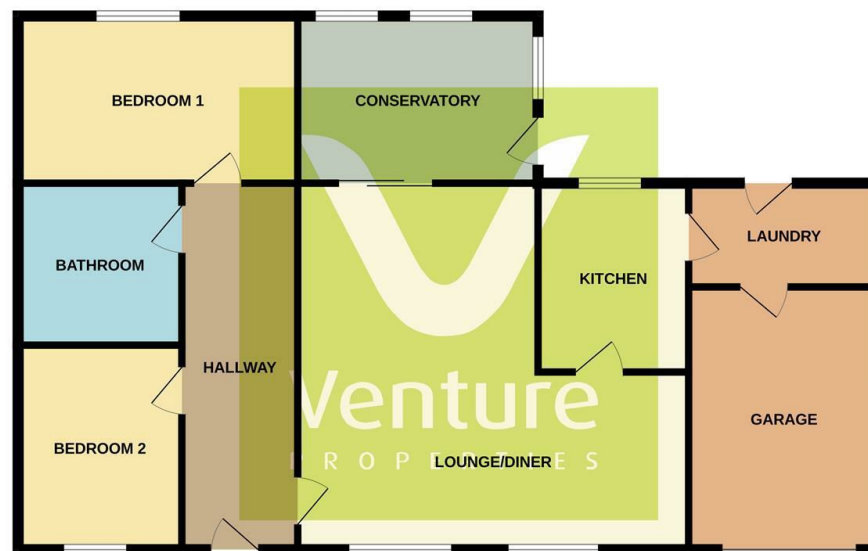
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

#### Disclaimer

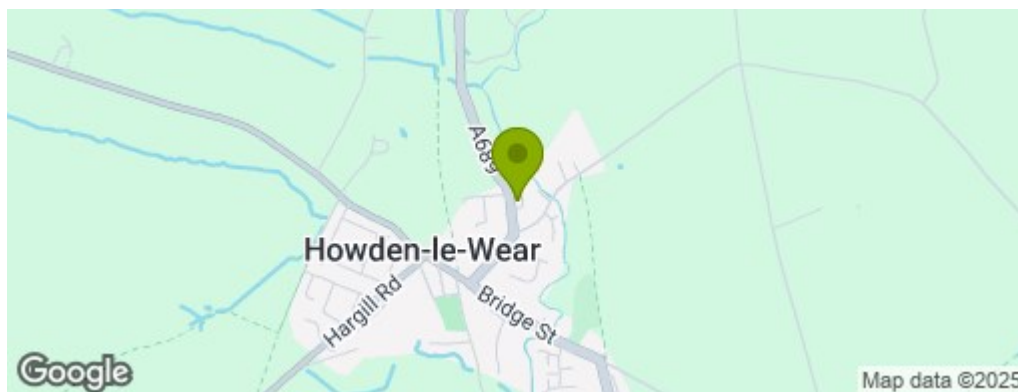
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## GROUND FLOOR



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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## Property Information

Durham County Council - Council Tax Band C  
Tenure - Freehold

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