



Deneside

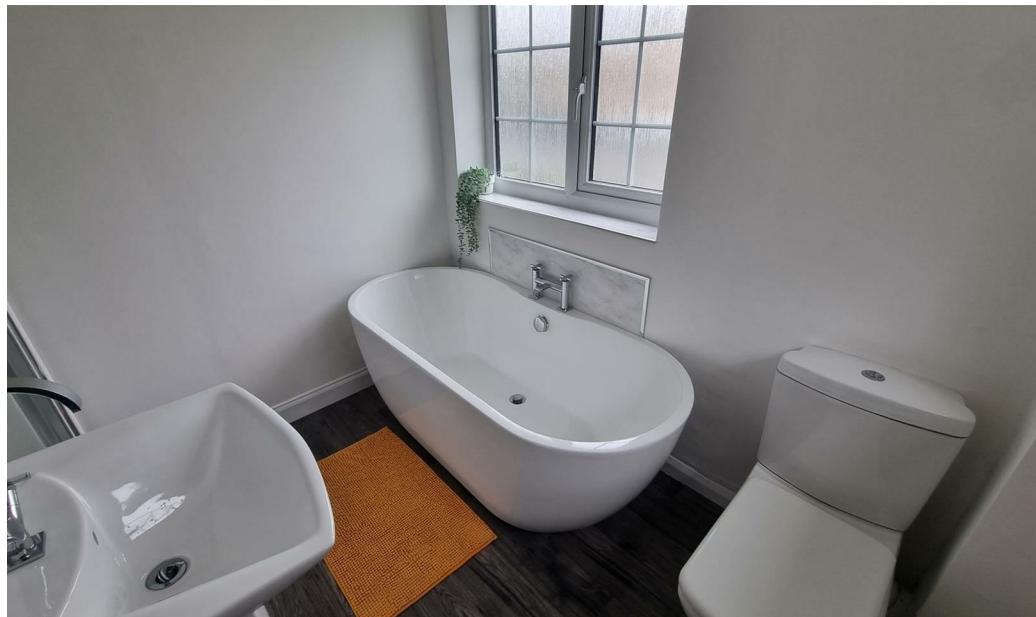
Howden Le Wear DL15 8JR

£200,000

V  
Venture  
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Deneside

Howden Le Wear DL15 8JR



x 3



x 1



x 2

- Three Bedroom Detached
- EPC Grade C
- Open Plan Lounge/Diner

- Corner Plot
- Modern Fitted Kitchen
- Driveway to Front

- Good Sized Garden
- Modern Bathroom
- Garage

A good sized THREE BEDROOM DETACHED PROPERTY with GARAGE and a excellent sized CORNER PLOT. Recently re decorated ready for marketing the property has a modern kitchen and bathroom making this a lovely home ideal for the family buyer. Brief Details comprise of: Entrance Hallway, Lounge & Combined Dining Room, Fitted Kitchen/Breakfast room and Utility room. To the first floor are THREE BEDROOMS and a family bathroom fitted with a free standing bath. Externally to the front is a driveway proving off road parking for several vehicles leading to a single garage, whilst to the rear and side is a good sized corner garden laid to lawn.

The Current owners have had Planning permission approved to build a first floor side extension. Documents are available via the Crook Office

## GROUND FLOOR

### Entrance Hallway

Via open staircase to first floor and double central heating radiator.

### Lounge & Dining Room

28'0" x 11'0" (8.543 x 3.375)

Having solid oak flooring, central heating radiator and uPVC double glazed window to front and patio rear doors.

### Kitchen

10'7" x 7'8" (3.234 x 2.361)

Fitted with a range of high gloss wall and base units having contrasting work surfaces over, integrated sink unit and mixer tap, integrated eye level oven and built in combination microwave, separate touch hob, wood flooring, central heating radiator and uPVC double glazed window to front.

### Utility Room

With base units having built in sink unit and mixer tap, plumbing for washing machine and space for fridge freezer and access to integral garage.

## FIRST FLOOR

### Landing

Having Loft hatch and uPVC double glazed window to side.

### Bathroom

Fitted with a free standing bath, white WC, corner shower unit, hand basin and central heating radiator.

### Bedroom One

13'7" x 11'0" (4.159 x 3.368)

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

### Bedroom Two

13'7" x 11'0" (4.160 x 3.365)

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

### Bedroom Three

10'0" x 7'3" (3.070 x 2.232)

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

### Externally

Externally to the front is a driveway providing off road parking for several vehicles.

### SOLAR PANELS

The property is fitted with solar panels to the roof which the seller has advised are owned, further information can be obtained via solicitors in conveyancing.

### Energy Performance Certificate

To view the energy performance certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8095-1910-2529-1597-0253>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 35-56 Mbps, 7 -

11 Mbps upload speed.

Mobile Signal/coverage: Likely (with O2 and Vodafone)

Council Tax Durham County Council, Band: C Annual price: £2161.00 per annum (Maximum 2024)

Energy Performance Certificate Grade C

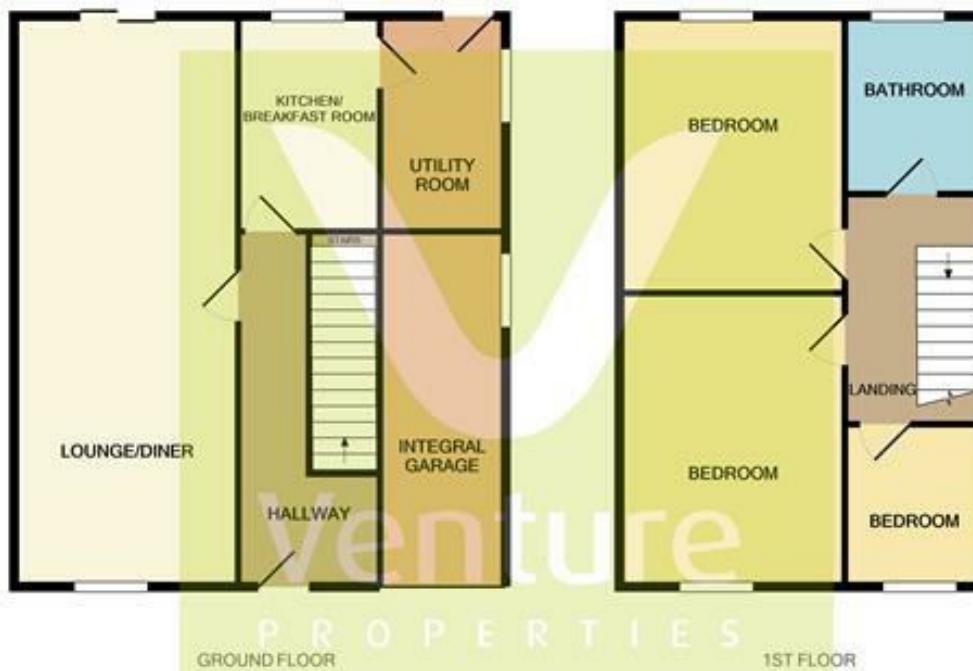
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: High risk of surface water flooding, Very low risk of flooding from rivers and the sea

### Disclaimer

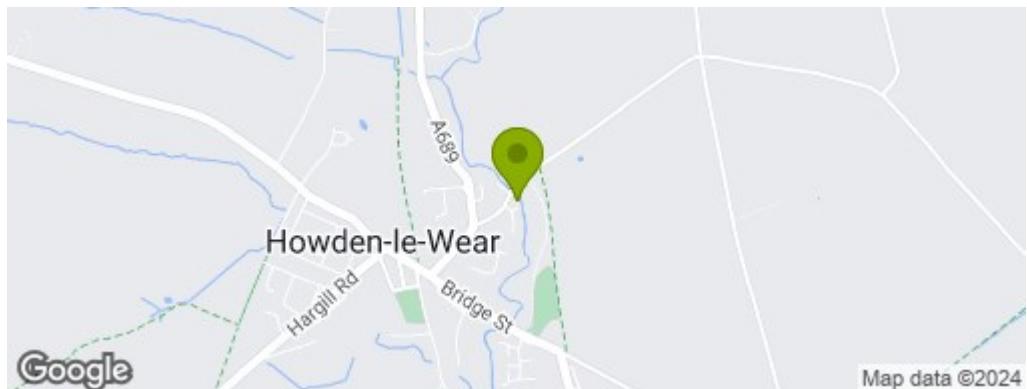
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### Agents Note

The Current owners have had Planning permission approved to build a first floor side extension. Documents are available via the Crook Office



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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