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9 Gladstone Terrace, Sunniside, Bishop Auckland, DL13 4LS

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Price £100,000

Offered to the market for sale with no onward chain is this spacious five bedrooomed family home located on Gladstone Terrace, Sunniside. This generously sized property is in need of refurbishment throughout and is accompanied by an impressive rear garden spanning approx. 60m in length, mainly laid to lawn with an impressive array of well established plants and greenery and hosts the detached garage. Sunniside is only approximately 2 miles from Tow Law. Providing access to a range of amenities, including local shops, restaurants, pubs and two local primary schools along with a secondary school approx. 3 miles away. It is also only approx. 8.7 miles from the market town Bishop Auckland, this provides further facilities such as, supermarkets, healthcare services and recreational facilities. Ideal for commuters this property is located on the A68, which leads to the A1 (M) both North and South.

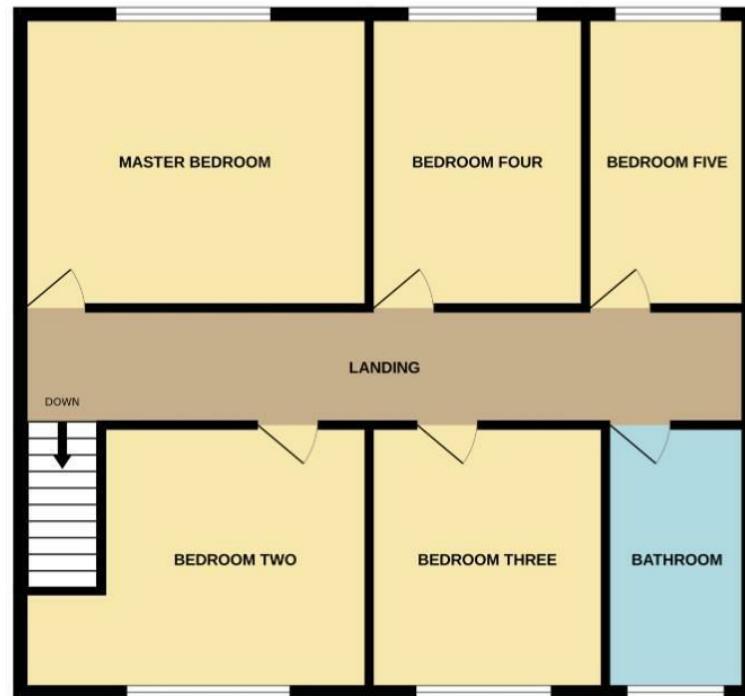
In brief, the property comprises; an entrance porch leading into the living room, dining room, additional reception room, kitchen and cloakroom to the ground floor. The first floor consists of the master bedroom, four further bedrooms and family bathroom. Externally, there is an enclosed courtyard with on street parking available to the front, while to the rear, there is a superb lawned garden with well established trees, bushes and shrubbery, and a large garage is located to the end of the garden offering plenty of storage space.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
[bishopauckland@hunters.com](mailto:bishopauckland@hunters.com) | [www.hunters.com](http://www.hunters.com)

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Living Room**

16'0" x 11'11"

Spacious living room located to the rear of the property offering plenty of space for furniture with feature fire surround and window to the rear.

**Dining Room**

14'11" x 14'7"

Large dining room offering ample space for dining furniture, with feature exposed beams, fireplace and window to the front elevation.

**Kitchen**

14'7" x 12'9"

The kitchen is fitted with a range of base and drawer units, complementing work surfaces and sink/drainer. Plenty of space is available for free standing appliances and furniture.

**Reception Room**

13'1" x 11'10"

Open-plan from the kitchen, this additional reception room located to the rear of the property with window to the rear elevation.

**Cloakroom**

5'2" x 3'9"

Ground floor cloakroom fitted with a WC and wash hand basin.

**Master Bedroom**

15'5" x 11'11"

Spacious master bedroom with room for a king-sized bed and further furniture and window to the rear elevation.

**Bedroom Two**

14'5" x 11'3"

The second bedroom is another well-proportioned room with space for a king-sized bed and further furniture and window to the front elevation.

**Bedroom Three**

11'1" x 9'10"

Third double bedroom with window to the front elevation

**Bedroom Four**

12'2" x 9'1"

Another spacious double room with window to the rear elevation.

**Bedroom Five**

12'1" x 6'6"

Large single bedroom with window to the rear elevation.

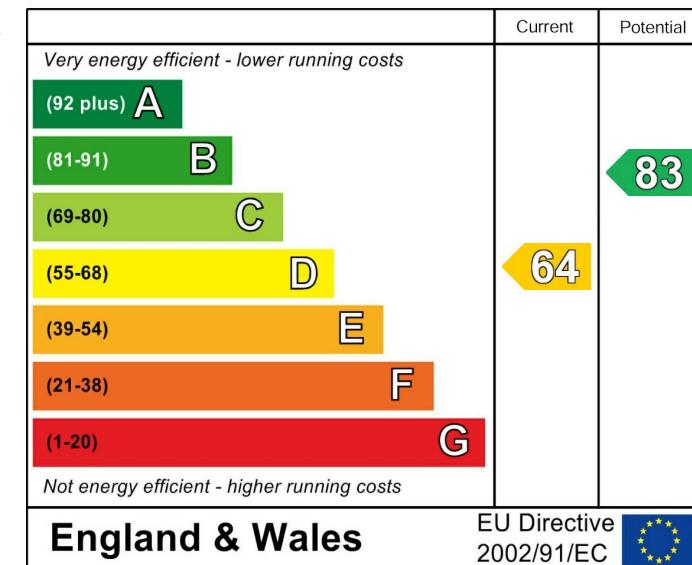
**Bathroom**

11'1" x 5'10"

Family bathroom fitted with a walk in shower cubicle, WC, wash hand basin and frosted window to the front elevation.

**External**

Externally, there is an enclosed courtyard with on street parking available to the front, while to the rear, there is a superb lawned garden with well established trees, bushes and shrubbery, and a large garage is located to the end of the garden offering plenty of storage space.

**Energy Efficiency Rating**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



