



Front Street, Sunnyside, DL13 4LW
2 Bed - House - Mid Terrace
£100,000

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Front Street Sunniside, DL13 4LW

* NO ONWARD CHAIN * RECENTLY REFURBISHED * COUNTRYSIDE VIEWS *

Welcome to this charming property which has recently undergone a programme of refurbishment. This delightful mid-terrace house boasts two bedrooms, making it perfect for a small family or those looking for a peaceful retreat.

Recently undergone a programme of refurbishment, this property shines with a brand new kitchen and bathroom, ensuring modern convenience and style. The addition of a new gas combination boiler and radiators and UPVC double glazed windows and doors not only enhances energy efficiency but also provides a comfortable living environment all year round. One of the standout features of this lovely home is the new roof which has recently been fitted. Other features include new internal doors and decoration throughout.

The internal accommodation comprises; entrance vestibule with staircase to the first floor landing. Lounge with under stairs storage cupboard and inglenook fire place with potential for log burning stove. Double doors open to the kitchen, which is fitted with a range of contemporary, wall, base and drawer units with integral, hob, oven and extractor hood and space for Fridge/freezer and washing machine, space for dining table.

To the first floor there are two spacious bedrooms and a bathroom with four piece suite, including shower cubicle and bath.

Outside the house has an generous size enclosed garden to the rear and ample space for car parking.

Sunniside is a pleasant village surrounded by countryside and is within close proximity to shopping amenities and schooling and nearby towns of Tow Law and Crook and is on a bus route.

Contact us today to arrange a viewing.











Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

10 Mbps

Superfast

71 Mbps

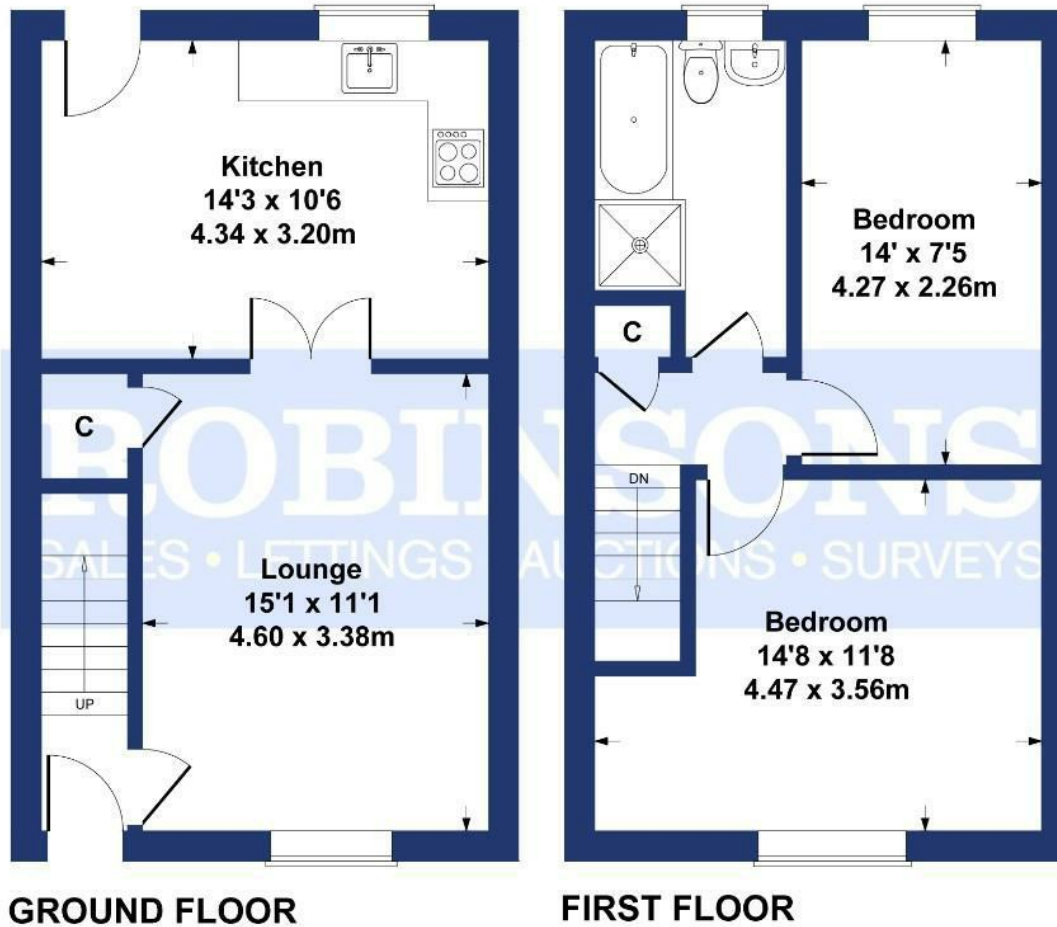
Mobile Signal: Average/Good

Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided

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Approximate Gross Internal Area
769 sq ft - 71 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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