



St. Johns Gardens, Sunnybrow, DL15 0LU
3 Bed - House - Semi-Detached
Offers Over £120,000

ROBINSONS
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St. Johns Gardens Sunnybrow, DL15 0LU

* RECENTLY REFURBISHED * GROUND FLOOR EXTENSION * MODERN FITTED KITCHEN AND BATHROOM * OFF ROAD PARKING * LARGE ENCLOSED REAR GARDEN * NO FORWARD CHAIN *

Welcome to this recently refurbished three bedroom semi-detached house, which is offered for sale with no onward chain. The house is beautifully presented throughout with contemporary fixtures and fittings throughout, including re-fitted kitchen and bathroom, and the house has a ground floor extension to the rear. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, cloakroom/WC. Bedroom three which would also be suitable to use as a second lounge. Kitchen, fitted with a range of wall, base and drawer units integrated hob and oven and space for fridge and washing machine. Sun room located to the rear with ample space for seating and dining furniture.

To the first floor there are two bedrooms and a re-fitted family bathroom, which is fitted with a three piece suite, including a bath with mains shower over with shower screen.

To the front of the house there is a driveway allowing off road parking, while to the rear there is an enclosed garden.

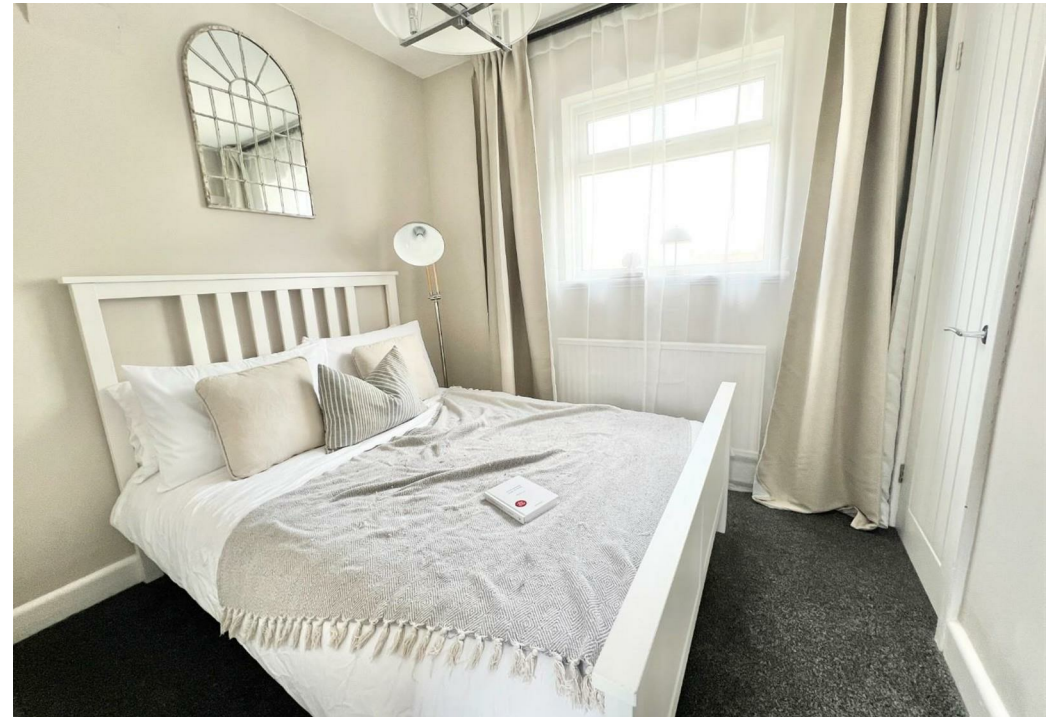
St Johns Gardens is conveniently located being within strolling distance of Sunnybrows primary school and is on a bus route. It's within close proximity of Crook, Willington and Bishop Auckland which all have a wide range of shopping facilities.

Contact Robinsons for further information and to arrange an internal viewing.











Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC rating: E

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,621

Broadband: Not known

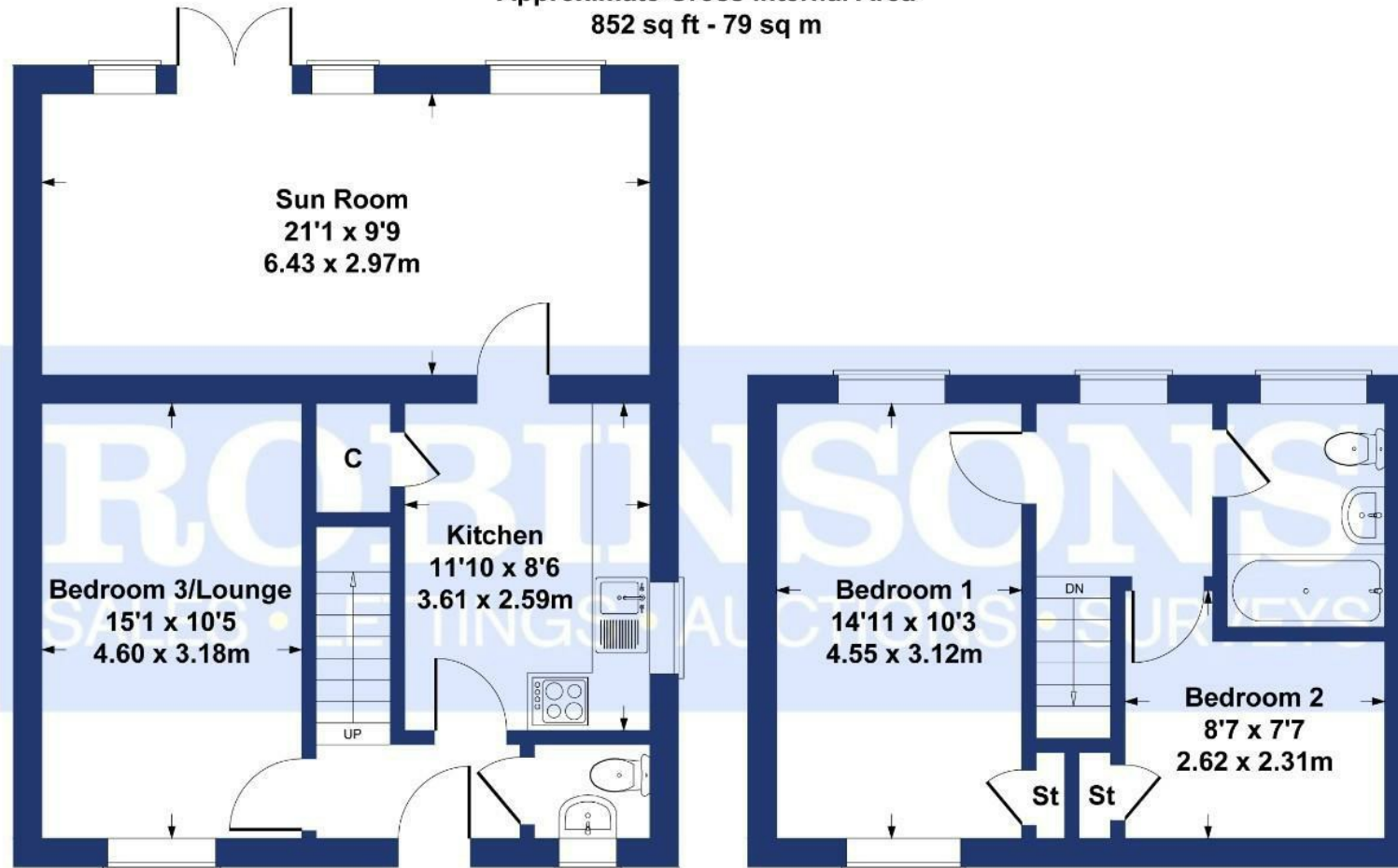
Mobile Signal: Not known

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.

St Johns Gardens Sunnybrow

Approximate Gross Internal Area
852 sq ft - 79 sq m



GROUND FLOOR

FIRST FLOOR

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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		
(35-48)	D	48	
(22-34)	E		
(9-21)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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