



Garden Terrace, Sunnyside, DL13 4LY
2 Bed - House - Mid Terrace
£95,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Garden Terrace

Sunniside, DL13 4LY

* NO FORWARD CHAIN * RECENTLY REFURBISHED * OFF ROAD PARKING *

Robinsons are delighted to present this beautifully refurbished two-bedroom home to the sales market, complete with a garden and off-road parking. The property has undergone an extensive renovation and now offers modern living with quality fixtures and fittings throughout.

The home is warmed by a gas combination boiler and features UPVC double glazing. It further benefits from both a ground-floor shower room and a first-floor bathroom.

The accommodation comprises an entrance porch, a spacious lounge with staircase to the first floor, and a contemporary kitchen/dining room fitted with a modern range of wall, base, and drawer units, along with an integrated oven and hob, and space for a dishwasher and fridge/freezer. A rear hallway doubles as a utility area with plumbing for a washing machine, and leads to a stylish ground-floor shower room with a three-piece suite.

To the first floor are two well-proportioned bedrooms, the principal bedroom featuring a generous built-in wardrobe, and a family bathroom with a three-piece suite.

Externally, the property enjoys an enclosed front garden with far-reaching countryside views. To the rear, across the back lane, there is hardstanding for off-road parking and a coal shed.

Sunniside is a picturesque village surrounded by beautiful countryside, yet conveniently located just a short drive from Crook and Tow Law, both offering a selection of shops, healthcare facilities, and schools.

Contact Robinsons today for further information or to arrange an internal viewing of this delightful home.













Agent Notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

EPC- TBC

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Probate – being applied for N/A

Rights & Easements – None known.

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – No

Planning Permission – n/a

Accessibility/Adaptations – n/a

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

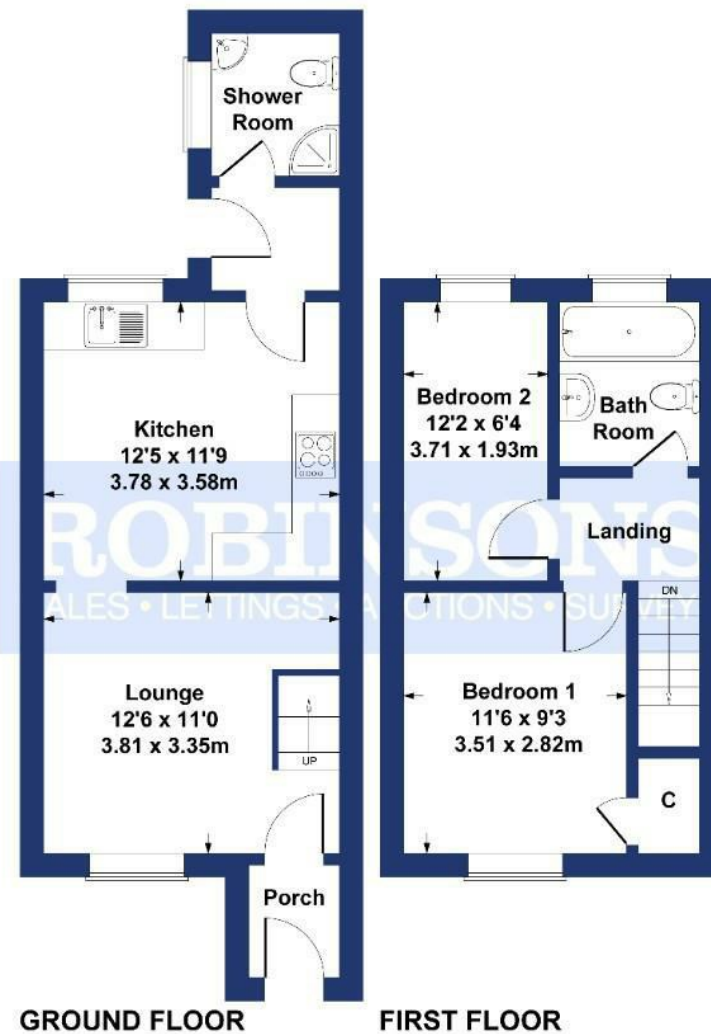
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Garden Terrace Sunnyside

Approximate Gross Internal Area
663 sq ft - 62 sq m



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. 2025

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82 plus) A | | |
| (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 |

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.

