



Fairfield Walk

Sunnybrow DL15 0NT

Chain Free £75,000





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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Fairfield Walk

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- CHAIN FREE
- EPC GRADE C
- Central Heating Radiator

- Three Bedroom mid Linked Property
- Ideal Family Home
- Double Glazing

- Fitted Kitchen
- Front & Rear Garden
- First Floor Bathroom

**** CHAIN FREE **** A good sized THREE BEDROOM TERRACED PROPERTY Located within this popular area of Sunnybrow. The area boasts a small, friendly primary school, local shop and good bus routes. Brief details comprise of: entrance hallway, Lounge & combined dining room, fitted kitchen, utility area and ground floor wc. To the first floor are three bedrooms and a family shower room. Externally to the front is a enclosed garden, whilst to the rear is a further enclosed garden with brick built outhouse.

GROUND FLOOR

Hallway

Via uPVC double glazing and stairs to first floor.

Lounge

22'1" x 13'4" (6.736 x 4.079)

Laminate wood flooring, central heating radiator, central heating radiator and uPVC double glazed windows to front and rear.

Kitchen

10'4" x 9'6" (3.168 x 2.918)

Fitted with a range of wall and base units having laminate work surfaces over, stainless steel sink unit, slot for oven and space for fridge freezer, central heating radiator and uPVC double glazed window.

Utility Room

A useful storage space /utility room with shelving, plumbing for washing machine and tumble dryer.

Ground Floor WC

With wash hand basin and wc.

FIRST FLOOR

Landing

With airing cupboard.

Bedroom One

13'2" x 10'4" (4.029 x 3.159)

With laminate wood flooring, central heating radiator and uPVC double glazed window to front.

Bedroom Two

12'0" x 8'0" (3.669 x 2.449)

Having laminate wood flooring and central heating radiator.

Bedroom Three

11'11" x 7'5" (3.648 x 2.264)

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

Shower Room

Fitted with a walk in shower unit having mains shower over, wc, wash hand basin, chrome heated towel rail and part tiled walls.

Externally

Externally to the front is a enclosed garden, whilst to the rear is a further enclosed garden with brick built outhouse.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7898-3029-0208-8437-8204>

Epc Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available. Highest download speed of 48mbps. Highest upload speed of 8mbps.

Mobile Signal/coverage: Coverage likely with EE, O2, Vodafone and Three.

Council Tax: Durham County Council, Band: A. Annual price: £1621 (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.

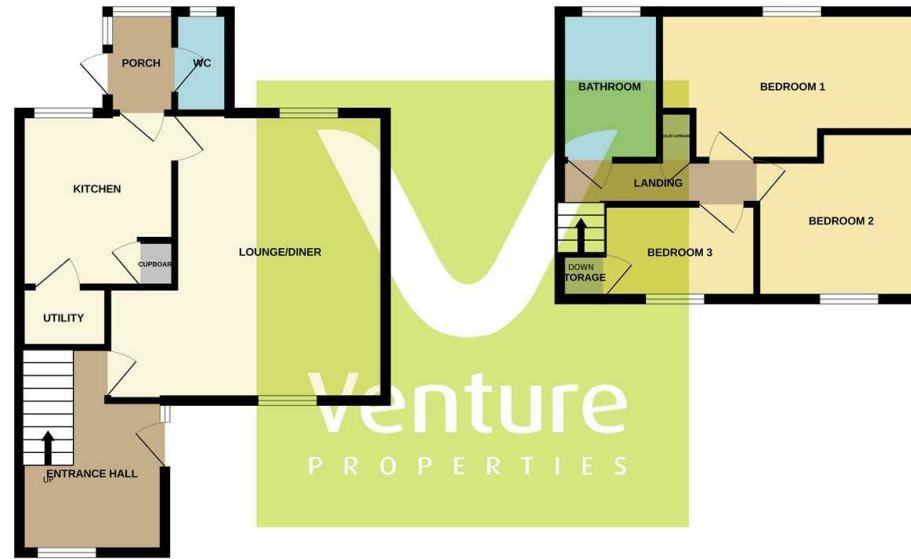
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

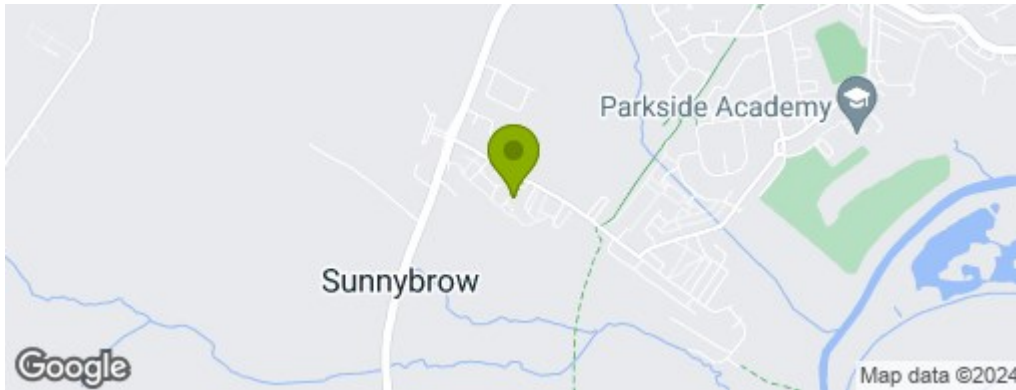
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GROUND FLOOR

1ST FLOOR



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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Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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