



St. Johns Gardens

Sunnybrow DL15 0LU

Chain Free £82,000





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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St. Johns Gardens

Sunnybrow DL15 0LU



- Three Bedroom Semi Detached
- EPC Grade D
- Lounge & Dining Room

- CHAIN FREE
- Ground Floor Bathroom
- Cul De Sac Location

- Large Rear Garden
- First Floor Wc
- Viewing By Appointment Only

A three bedroom traditional semi-detached home available with no upward Chain.

Comprising of on the ground floor an entrance hall with access to the lounge, dining room, ground floor bathroom kitchen and stairs leading to the 1st floor. Moving up the stairs you will find yourself on the landing with access to three bedrooms and a cloaks wc.

Externally to the rear of the property is a lengthy enclosed garden. To the front is a smaller enclosed garden.

GROUND FLOOR

Hallway

Via side entrance door and stairs to first floor.

Lounge

15'1" x 11'8" (4.604 x 3.577)

With central heating radiator and leaded window to front.

Dining Room

12'0" x 9'8" (3.683 x 2.966)

Having central heating radiator and window to rear.

Bathroom

Fitted with a wc, wash hand basin and central heating radiator.

Kitchen

13'10" x 8'6" (4.230 x 2.595)

Fitted with wall and base units having work surfaces over, stainless steel sink unit, space for fridge freezer, central heating radiator and window to front and rear.

FIRST FLOOR

Landing

Connecting three bedrooms.

Bedroom One

10'2" x 10'1" (3.110 x 3.093)

Bedroom Two

11'4" x 8'4" (3.469 x 2.547)

With central heating radiator and window to rear.

Bedroom Three

12'0" x 7'10" (3.664 x 2.389)

Having wall mounted gas boiler, central heating radiator and window to rear.

Wc

Having wc and wash hand basin.

Externally

Externally to the rear of the property is a lengthy enclosed garden.

To the front is a smaller enclosed garden.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9475-3038-7206-8594-9200>

EPC Grade D

Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains,

Sewerage and water: Mains

Broadband: Ultrafast broadband available (Highest available download speed 1800 Mbps, Highest available upload speed 120 Mbps)

Mobile Signal/coverage: Likely with Three and 02

Council Tax: Durham County Council, Band: A. Annual price: £1621 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion. Energy Performance Certificate Grade D

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

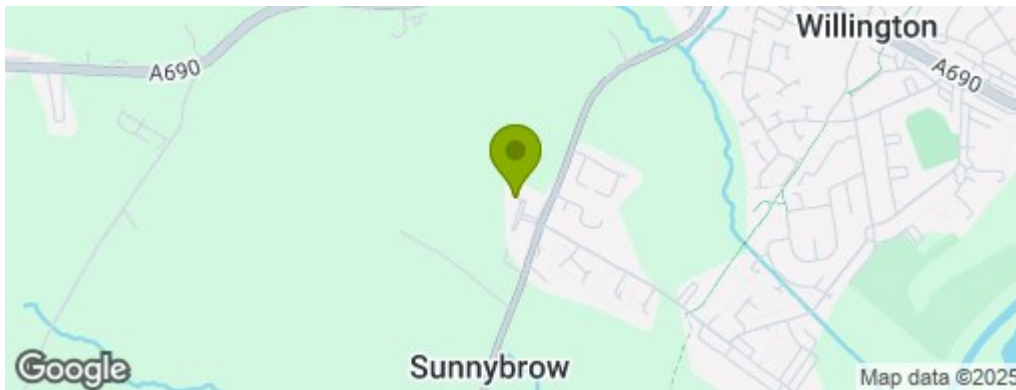
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GROUND FLOOR

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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