



Front Street

Sunnyside, Crook DL13 4LW

Chain Free £105,000





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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Front Street

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- Three Bedroom End Terraced Home
- EPC GRADE E
- Views Over The Rear

- CHAIN FREE
- First Floor Bathroom
- Gas Central Heating

- Lounge & Kitchen/Diner
- Three Outhouses At Rear
- Small Village Location

A good sized Three bedroom end-terraced home presents an excellent opportunity for both first-time buyers and families alike. The property boasts a welcoming lounge, perfect for relaxation and entertaining guests.

On the first floor, you will find three well-proportioned bedrooms, providing ample space for comfortable living. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is that it is chain-free, allowing for a smoother and more efficient purchasing process. The end-terrace design offers additional privacy and a sense of space, making it an appealing choice for those seeking a tranquil home environment.

With its prime location in Sunniside, residents will enjoy the benefits of a friendly community while being within easy reach of local amenities and transport links. This home is a wonderful canvas for anyone looking to create their ideal living space. Do not miss the chance to view this charming property and envision the possibilities it holds.

GROUND FLOOR

Entrance Hallway

Via uPVC double glazed entrance door.

Lounge

12'10" x 15'5" (3.928 x 4.701)

Having feature fireplace with electric fire, central heating radiator and uPVC double glazed window to front.

Kitchen/ Diner

14'11" x 12'11" (4.565 x 3.942)

Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit, space for fridge freezer, slot for oven, feature fireplace housing Rayburn oven and uPVC double glazed window to rear.

Rear Vestibule

Having central heating radiator and uPVC double door to rear.

FIRST FLOOR

Landing

With central heating radiator.

Bedroom One

15'3" x 9'11" (4.652 x 3.031)

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

Bedroom Two

15'4" x 8'6" (4.698 x 2.592)

Having central heating radiator, fitted wardrobes and uPVC double glazed window to rear.

Bedroom Three

11'11" x 6'5" (3.650 x 1.971)

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

Bathroom/ WC

Fitted with a panelled bath having electric shower over, WC, wash hand basin and central heating radiator.

Externally

Externally to the rear is a small enclosed yard.

Whilst over the service lane there are two small coal houses and an outhouse.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2285-2560-2105-7161>

EPC Grade E

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 75 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

Energy Performance Certificate Grade E

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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Property Information

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