



Elm Close

Sunnybrow DL15 0XH

Offers Over £180,000





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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Elm Close

Sunnybrow DL15 0XH



- CHAIN FREE
- Rear Garden with Views
- Quiet Cul De Sac Location

- Two Bedroom Detached Bungalow
- Lounge, Dining Room, Conservatory & Kitchen
- Garage & Driveway

- EPC Grade D
- Gas Central Heating
- Call Venture To View Today !!!

Nestled in the tranquil setting of Elm Close, Sunnybrow, this good sized two-bedroom detached bungalow offers a delightful blend of comfort and convenience. The property boasts a spacious lounge, perfect for relaxation, alongside a bright conservatory that invites natural light and provides a lovely view of the rear garden. The dining room and well-appointed kitchen create an ideal space for entertaining family and friends.

The bungalow features two generously sized bedrooms, ensuring ample space for rest and privacy. Additionally, the property includes a bathroom and an en suite shower room, enhancing the overall functionality and appeal.

Outside, the rear garden presents a serene outdoor retreat, perfect for enjoying sunny days or hosting gatherings. The property also benefits from a garage, providing valuable storage space or potential for a workshop.

Being chain-free, this bungalow presents an excellent opportunity for a smooth and swift purchase. Whether you are looking to downsize, seeking a peaceful retreat, or searching for a family home, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

GROUND FLOOR

Hallway

Having two storage cupboards, central heating radiator and loft hatch.

Lounge

17'1" x 13'0" (5.212 x 3.965)

With feature fireplace housing electric fire, central heating radiator, window to the side and sliding patio doors to conservatory.

Conservatory

7'6" x 7'11" (2.287 x 2.426)

With tiled flooring and patio doors to garden.

Dining Room

11'5" x 8'6" (3.485 x 2.604)

Having roof window and central heating radiator.

Kitchen

10'4" x 11'6" (3.167 x 3.525)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated eye level oven and separate electric hob, plumbing for washing machine, wall mounted gas boiler, windows to rear and entrance door.

Bathroom/ WC

Having panelled bath, WC, wash hand basin and central heating radiator.

Bedroom One

17'4" x 13'2" (5.294 x 4.038)

Having fitted wardrobes to one wall, central heating radiator and uPVC double glazed window to front.

En Suite Shower Room/ WC

Fitted with a shower cubicle with electric shower over, WC and wash hand basin.

Bedroom Two

8'11" x 9'5" (2.736 x 2.877)

With fitted sliding wardrobes, central heating radiator and uPVC double glazed window to front.

Externally

Externally to the front is a lengthy driveway allowing for off road parking leading to a single garage with electric door.

To the rear is a garden laid to lawn and timber shed.

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/8135-6529-9400-0571-5202>

EPC Grade D

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 52 Mbps. Highest available upload speed 9 Mbps.

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,223.76 (Maximum 2025)

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

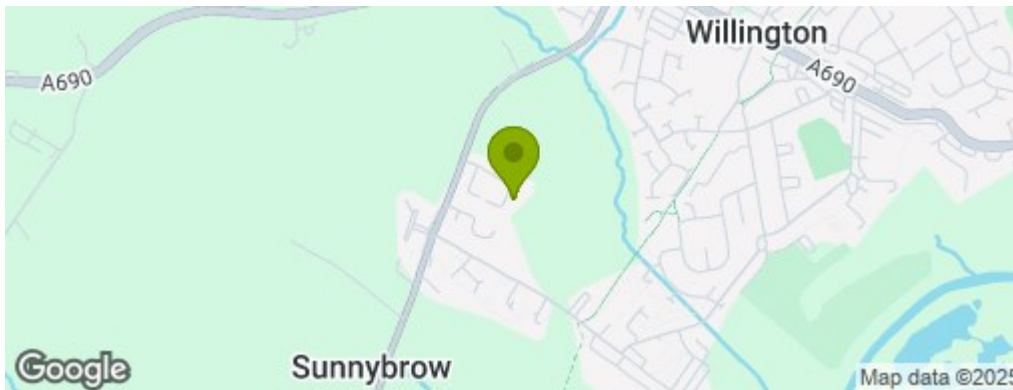
Disclaimer

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GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.
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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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