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28 Greenways, Sunnybrow, DL15 0LX

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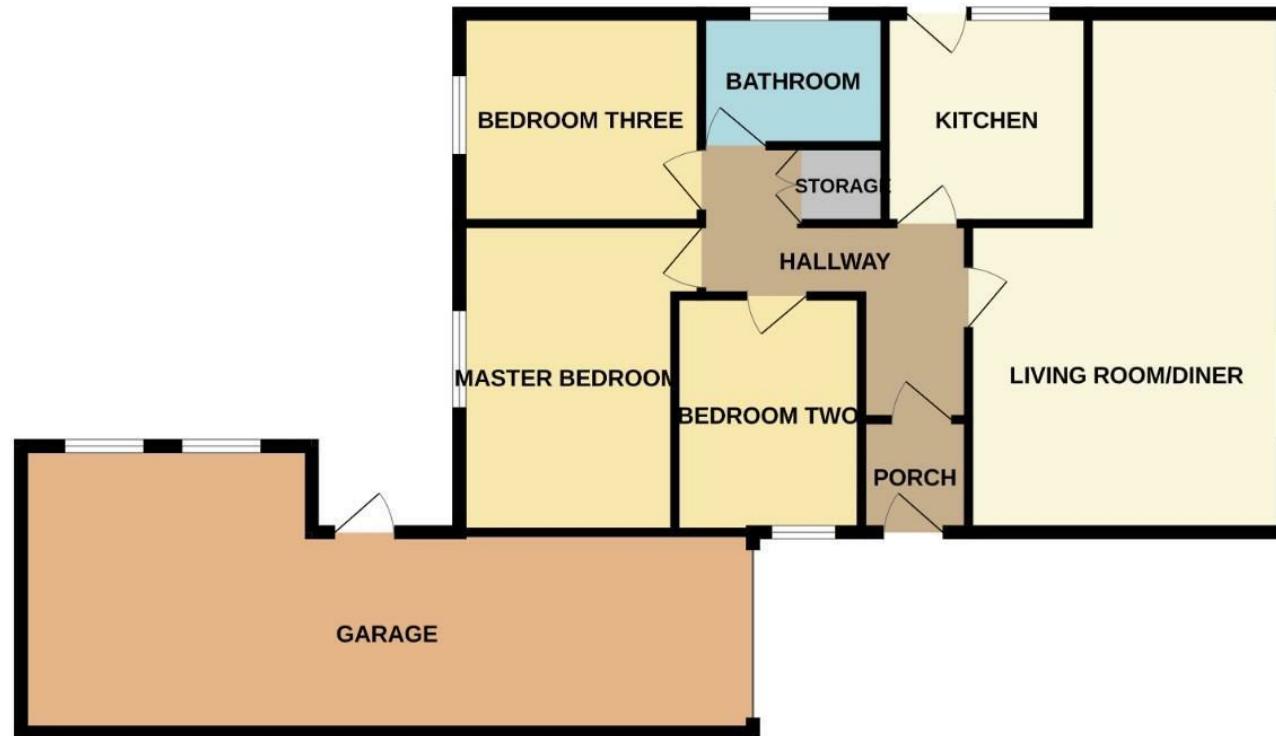
Offers In The Region Of £180,000

Three bedrooomed detached bungalow for sale with no onward chain, situated in a sought after location within Sunnybrow. It is only approx 2.6 miles away from Crook the neighbouring marketing town is only approx 4.2miles away from Bishop Auckland. Bishop Auckland has a vast array of facilities, such as healthcare services, supermarkets, banks, retail stores and both primary and secondary schools. It also has an extensive public transport system, allowing access to further afield such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance hall which leads through into the living room/diner, kitchen, three bedrooms, bathroom and storage cupboard. Externally, the property has a lawned garden along with a large driveway leading to the extensive garage equipped with electrics and an up and over door. To the rear, there there is a large enclosed garden which is mainly laid to lawn with perimeter borders with trees and shrubbery and patio area.

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# GROUND 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**Kitchen**

8'10" x 8'6"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Fitted with a range of integrated appliances along with space for additional free standing ones.

**Living Room/Diner**

21'7" x 13'1"

Spacious reception room providing space for both living room and dining room furniture. Two large windows allow for plenty of natural light.

**Bathroom**

7'10" x 5'6"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

**Master Bedroom**

10'6" x 8'6"

The master bedroom is a spacious double bedroom with room for further free standing furniture.

**Bedroom Two**

9'6" x 7'10"

The second bedroom is another double bedroom with built in wardrobes and window allowing lots of natural light.

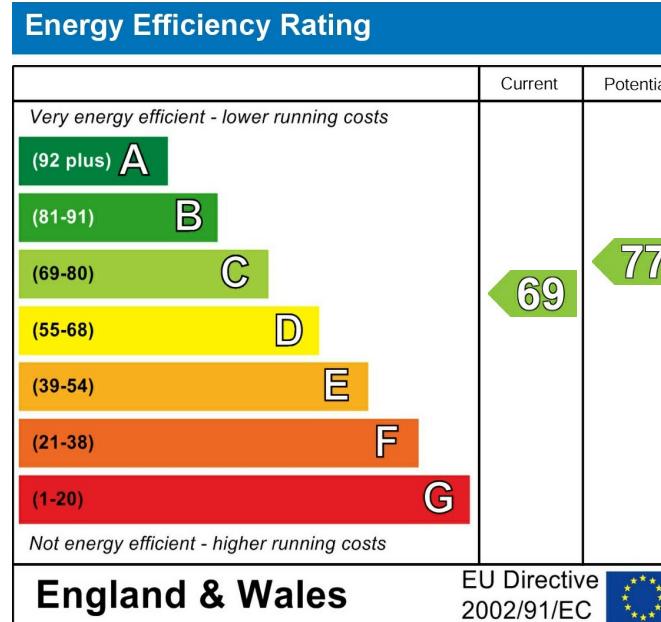
**Bedroom Three**

10'2" x 8'10"

The third bedroom is again a further generous double bedroom.

**External**

Externally, the property has a lawned garden along with a large driveway leading to the extensive garage equipped with electrics and an up and over door. To the rear, there is a large enclosed garden which is mainly laid to lawn with perimeter borders with trees and shrubbery and patio area.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



