



Venture
PROPERTIES

Front Street

Sunniside, Crook DL13 4LP

£130,000

V
Venture
PROPERTIES



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.



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.

Front Street

Sunniside, Crook DL13 4LP



- Two Bedroom Mid Terraced Property
- EPC Grade TBC
- Garage To Rear

- Lounge & Dining Room
- First Floor Bathroom
- Village Location

- Kitchen To Rear
- Spacious Rooms
- Rear Yard

Nestled in the charming village of Sunniside, Crook, this delightful two-bedroom terraced house offers a perfect blend of traditional character and modern convenience. Loved by its current owners, this home has been a cherished family residence for many years, making it a warm and inviting space for new occupants.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen, located at the rear of the property, provides a functional space for culinary pursuits, while the first-floor bathroom ensures convenience for daily routines. The two generously sized bedrooms offer ample space for rest and personalisation, making them perfect for families or individuals alike.

Outside, the property boasts parking for two vehicles, a valuable feature in this quaint village setting. Additionally, a garage at the rear provides extra storage or potential for a workshop, catering to various needs. The small village location not only offers a sense of community but also presents lovely views, enhancing the overall appeal of this charming home.

This traditional terraced house is an excellent opportunity for those seeking a peaceful lifestyle in a picturesque setting, while still being within reach of local amenities. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its character and practicality.

GROUND FLOOR

Entrance Hallway

Having upvc front entrance door, central heating radiator and stairs to first floor.

Dining Room

13'4" x 10'9" (4.075 x 3.277)

With central heating radiator, upvc double glazed window to front and double doors leading to lounge.

Lounge

14'7" x 12'4" (4.452 x 3.768)

With a feature living flame fireplace, central heating radiator and upvc double glazed window to rear.

Kitchen

9'5" x 8'7" (2.874 x 2.621)

Fitted with a good range of wall and base units having contrasting working surfaces over, integrated electric oven and electric hob over with extractor chimney over, stainless steel sink unit with mixer tap, under counter fridge, central heating radiator and upvc double glazed window and door to rear,

FIRST FLOOR

Landing

Having airing cupboard and central heating radiator.

Bedroom One

17'4" x 12'0" (5.289 x 3.681)

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

Bedroom Two

11'6" x 10'3" (3.530 x 3.146)

Having central heating radiator and upvc double glazed window to rear.

Bathroom

Fitted with a corner shower having mains shower over, panelled bath, wash hand basin, chrome heated towel rail and upvc double glazed window to rear,

Seperate WC

With WC, upvc double glazed window and central heating radiator.

Externally

To the rear is an enclosed yard with outside water tap and oil tank.

Garage

17'2" x 9'1" (5.235 x 2.781)

The garage is located to the rear of the house, with power and housing the oil central heating boiler, plumbing for washing machine.

Energy Performance Certificate

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

to be confirmed

Agents Note

This property is currently unregistered. The solicitors will deal with the registration as part of the conveyancing process.

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains Electric. Oil Central Heating

Sewerage and water: Mains

Broadband:

Superfast Available Highest available download speed 66 Mbps Highest available upload speed 16 Mbps

Mobile Signal/coverage: Good with EE, Vodafone, O2 and 3. We recommend you contact your supplier to confirm coverage.

Council Tax: Durham County Council, Band: A Annual price: £1,666.64 (Maximum 2026)

Energy Performance Certificate Grade To be confirmed

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.

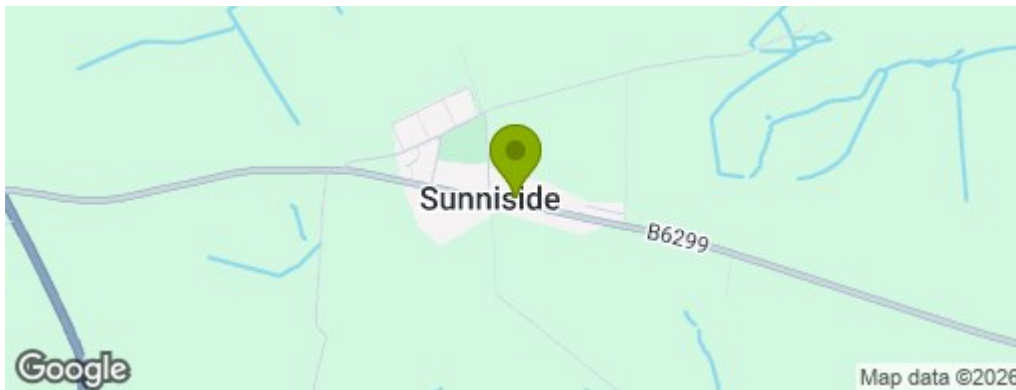
Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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 quantity or efficiency can be given.
Made with Metagen 02026



Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com