



## Moorland Close

Sunnybrow DL15 0XB

Chain Free £85,000





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 firm's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Moorland Close

## Sunnybrow DL15 0XB



- Chain Free
- EPC Grade C
- Gas Central Heating

- Great Investment Opportunity
- Large Enclosed Rear Garden
- UPVC Double Glazed

- Spacious Three Bedroom Mid Link
- Open Plan Garden To Front
- Ground Floor Cloakroom/Wc

Welcome to this charming terraced house located on Moorland Close in the delightful area of Sunnybrow. This spacious mid-link property, built in 1979, offers a generous 969 square feet of living space, making it an ideal choice for first-time buyers or those seeking a comfortable family home.

As you enter, you are greeted by a good-sized lounge that flows seamlessly into the dining area, creating a perfect space for entertaining guests or enjoying family meals. The layout is both practical and inviting, ensuring that you can make the most of every moment spent in this lovely home.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, catering to the needs of the household with ease.

Being chain-free, this home presents a hassle-free opportunity for prospective buyers, allowing for a smoother transition into your new abode. The location in Sunnybrow is particularly appealing, offering a friendly community atmosphere while still being within easy reach of local amenities and transport links.

In summary, this three-bedroom terraced house on Moorland Close is a wonderful opportunity for those looking to step onto the property ladder. With its spacious living areas and convenient location, it is sure to attract interest. Do not miss the chance to make this delightful house your new home.

### Ground Floor

#### Entrance Hallway

UPVC double glazed front entrance door, double central heating radiator, vinyl floor, open plan staircase to the first floor

#### Cloakroom/wc

Wc, wash hand basin, central heating radiator

#### Through Lounge and Dining Room

12'11" narrowing to 9'6" x 23'6" (3.940 narrowing to 2.910 x 7.168)

UPVC double glazed bay window to the front elevation, UPVC double glazed French door to the rear, two double central heating radiators, dado rail, coving to ceiling

#### Kitchen

9'9" x 8'8" (2.977 x 2.662)

Fitted with a range of White wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps above, UPVC double glazed window, tiled splash backs, electric cooker point, tiled floor, plumbing and space for washing machine, glass fronted display cupboard and central heating radiator

#### Rear Entrance/Utility

Laminated floor and UPVC double glazed rear door

#### First Floor

#### Landing

Spindle balustrade, loft access, central heating radiator and storage cupboard housing gas boiler

#### Bedroom One

11'6" x 10'7" (3.517 x 3.248)

UPVC double glazed window and central heating radiator

#### Bedroom Two

11'9" x 9'10" (3.582 x 2.999)

UPVC double glazed window and central heating radiator. Laminated floor.

#### Bedroom Three

8'9" x 8'6" max (2.688 x 2.611 max)

UPVC double glazed window and central heating radiator. Laminated floor and overstairs bulkhead

#### Bathroom/WC

Fitted with a white suite including panelled bath, corner shower cubicle with mains shower being tiled, wc, pedestal wash hand basin, tiling to half height, tiled floor, opaque UPVC double glazed window, coving to ceiling and spot lighting

#### Exterior

Immediately to the front of the property there is an open plan garden, whilst to the rear there is a large garden which is gravelled for low maintenance, has raised flower borders and a paved area

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/4334-1825-1300-0008-7202>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 65 Mbps Highest available upload speed 14 Mbps

Mobile Signal/coverage: Good, We would recommend speaking to your provider.

Council Tax: Durham County Council, Band: A. Annual price: £1,667.82 (Maximum 2024)

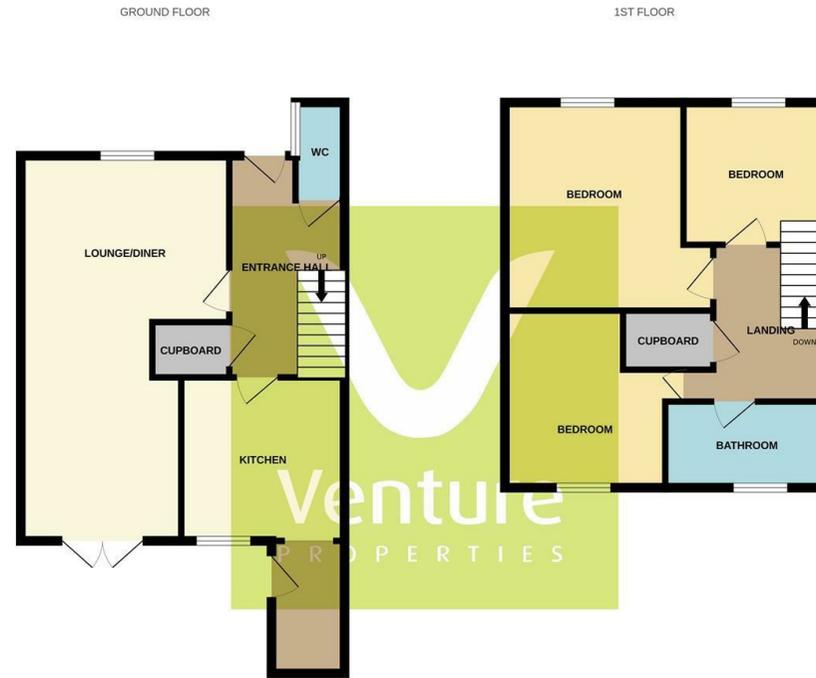
Energy Performance Certificate Grade C

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 the rivers and 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.



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.  
Made with Metreplan ©2022



## Property Information

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)