Garden Terrace, Sunniside, DL13 4LY

3 Bed - House - Terraced

Starting Bid £90,000

ROBINSONS

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* NO FORWARD CHAIN * REFURBISHED IN RECENT YEARS *

For sale by modern auction, guide price £90,000, plus reservation fee.
Auction end date: 23-10-2026 at 13:00

Robinsons are delighted to offer to the sales market, with the benefit of no onward chain, this charming three-bedroom home situated in the picturesque village of Sunniside, enjoying a garden and far-reaching countryside views.

The property has undergone a comprehensive programme of refurbishment in recent years, including a newly fitted kitchen, UPVC double-glazed windows, replacement front and rear external doors, and a modern shower room. The home is finished with contemporary décor and flooring throughout and is warmed by a gas combination boiler.

The internal accommodation briefly comprises an entrance vestibule with useful coat and boot storage, leading into a spacious reception room with ample space for both seating and dining furniture, as well as pleasant views to the front aspect. The kitchen is fitted with a quality range of wall, base and drawer units, complete with an integrated hob, oven and fridge/freezer, along with space for a washing machine.

To the first floor are three well-proportioned bedrooms and a recently re-fitted shower room featuring a walk-in shower enclosure, wash hand basin and WC.

Externally, the property benefits from a gravelled garden to the front and an enclosed yard to the rear. Beyond the yard there are two stone outbuildings, and an paved hard standing.

Sunniside is a picturesque village surrounded by beautiful countryside, while remaining conveniently located within easy reach of Crook and Tow Law, both offering a range of shops, healthcare facilities and schooling options.

Early viewing is recommended to fully appreciate this delightful home. Please contact Robinsons today for further details or to arrange an internal viewing.

Agent Notes

Council Tax: Durham County Council, Band A Approx. £1748.00
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – being applied for N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees –
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – no
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Modern Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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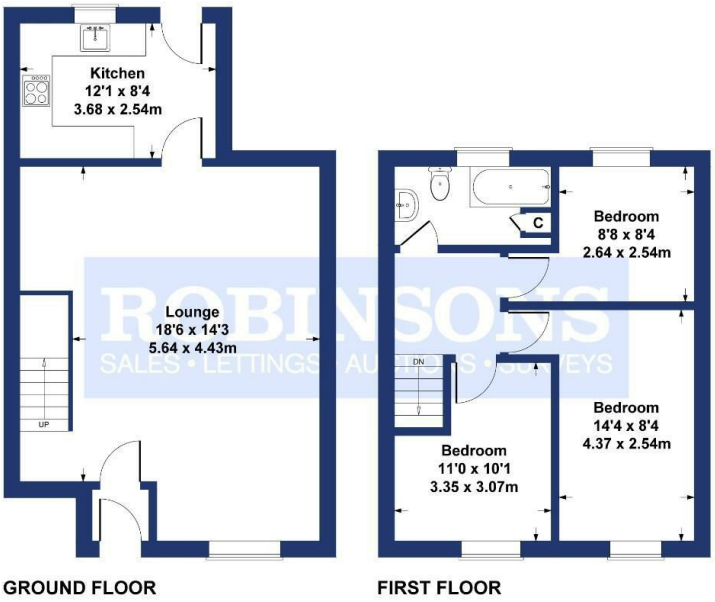
Garden Terrace Sunniside

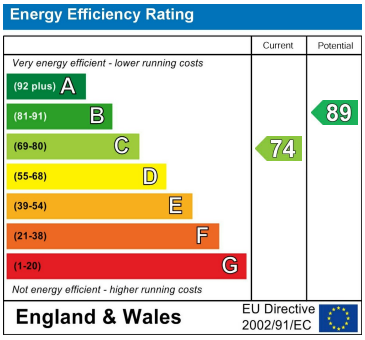
Approximate Gross Internal Area
944 sq ft - 88 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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