

Front Street

Sunniside, Crook DL13 4LP

£130,000









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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- 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. We understand there is a gas connection to the boundaries of the property.

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. We understand the property is currently heated by oil, however there is a gas connection leading to the boundaries.

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, Vodaphone, 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.

GROUND FLOOR

1ST 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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Property Information

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