



Front Street, Sunnyside, DL13 4LW  
3 Bed - House - End Terrace  
Starting Bid £55,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Front Street Sunniside, DL13 4LW

For sale by modern auction, guide price £55,000 plus reservation fee.

Robinsons are delighted to present to the sales market this deceptively spacious three-bedroom mid-terrace home, offered with the benefit of NO FORWARD CHAIN.

Beautifully positioned in the popular village of Sunniside, the property enjoys the charm of a peaceful rural setting surrounded by stunning countryside views, while remaining conveniently close to everyday amenities. The nearby towns of Tow Law and Crook provide a variety of shops, supermarkets, healthcare facilities and schools, ensuring the perfect blend of village tranquillity and modern convenience.

The internal accommodation briefly comprises: a welcoming entrance hallway, a bright and spacious lounge with a front-facing window allowing plenty of natural light, and a well-proportioned kitchen/dining room fitted with a range of wall and base storage units. The kitchen also benefits from a useful understairs storage cupboard, ample space for appliances, and room for a family dining table. An inner hallway provides access to the rear porch and staircase leading to the first floor.

Upstairs, you will find three generously sized bedrooms, each offering versatility for use as comfortable sleeping quarters.. A well-appointed family bathroom completes the first-floor layout.

Externally, the property features a small rear yard, perfect for low-maintenance along with a brick-built storage shed located across the back lane, offering practical additional storage space.

Early internal inspection is strongly recommended to fully appreciate the size, layout, and potential of this charming home. Contact Robinsons today to arrange your viewing.











### Agents 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 (not metered)

Sewerage – Mains

Heating – Gas Central Heating

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

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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 £30 (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.

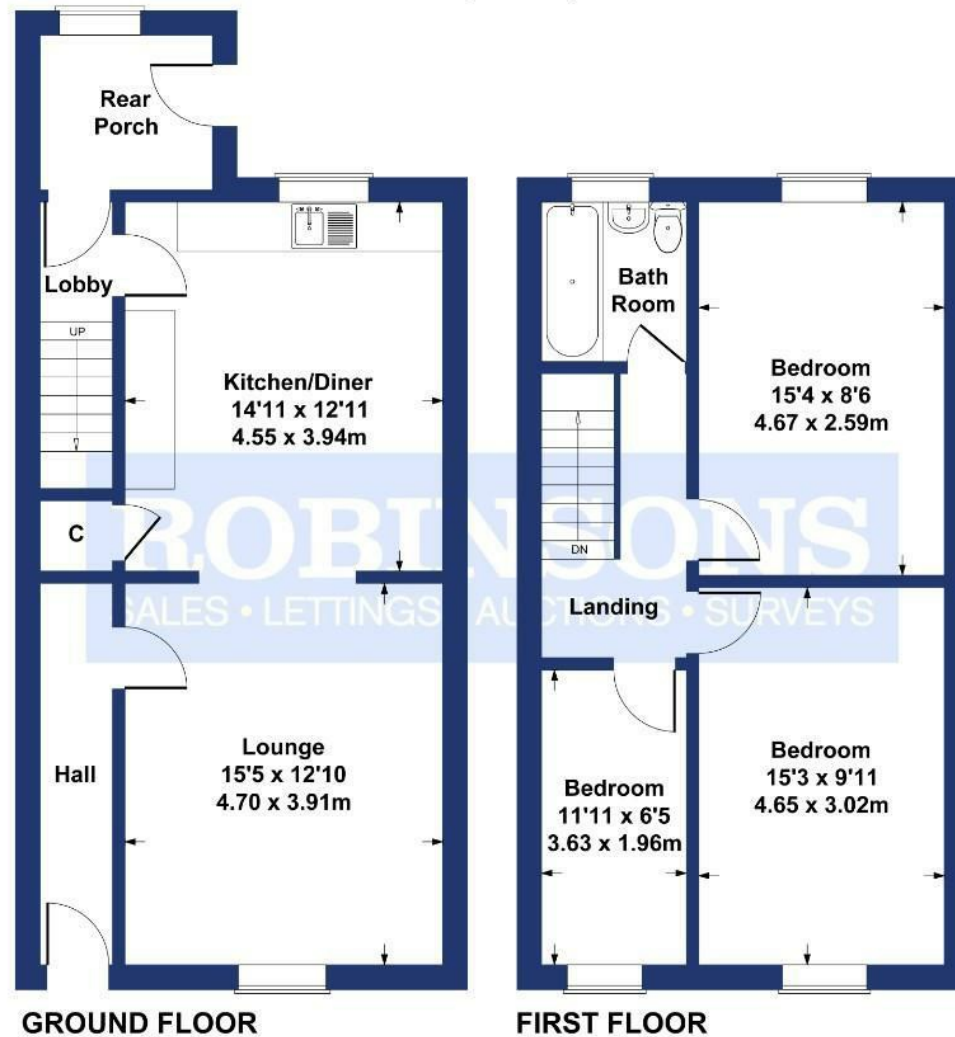
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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.

# Front Street Sunnyside

Approximate Gross Internal Area  
1049 sq ft - 97 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		40	79
EU Directive 2002/91/EC			

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

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