

Bridge Street, Sunnybrow, DL15 0NA
2 Bed - House - Mid Terrace
£80,000

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Bridge Street
Sunnybrow, DL15 0NA







Robinsons are delighted to offer to the sales market this appealing two-bedroom mid-terrace home, benefiting from the added advantages of off-road parking and an enclosed rear yard. The property is well presented throughout and has recently undergone a number of improvements, including a electrical re-wire, a re-fitted shower room, and modern decoration and flooring. Ready to move into, this lovely home would make an ideal purchase for a variety of buyers, including first-time buyers, buy-to-let investors, or anyone seeking a property that requires minimal immediate work. Further features include a gas combination boiler and UPVC double-glazed windows.

The internal accommodation briefly comprises an entrance vestibule leading into a spacious lounge, which features a window to the front aspect and opens through to the dining room. The dining room offers ample space for a dining table, along with a useful understairs storage cupboard. The kitchen is fitted with a range of wall, base and drawer units, incorporating an integral hob and oven, with additional space for other appliances.

To the first floor are two well-proportioned bedrooms, including a generous main bedroom offering comfortable double-room accommodation. The floor is completed by a recently re-fitted shower room, comprising a walk-in shower enclosure, wash hand basin and WC.

Externally, the property benefits from a hardstanding area to the front, providing valuable off-road parking and an EV charging point. To the rear is an enclosed yard, complete with a built-in storage shed.

Bridge Street is conveniently situated within the village of Sunnybrow, within walking distance of the local village shop. A wider range of shopping facilities, healthcare services and transport links can be found in the nearby towns of Bishop Auckland, Crook, Willington and Spennymoor, all within easy reach.









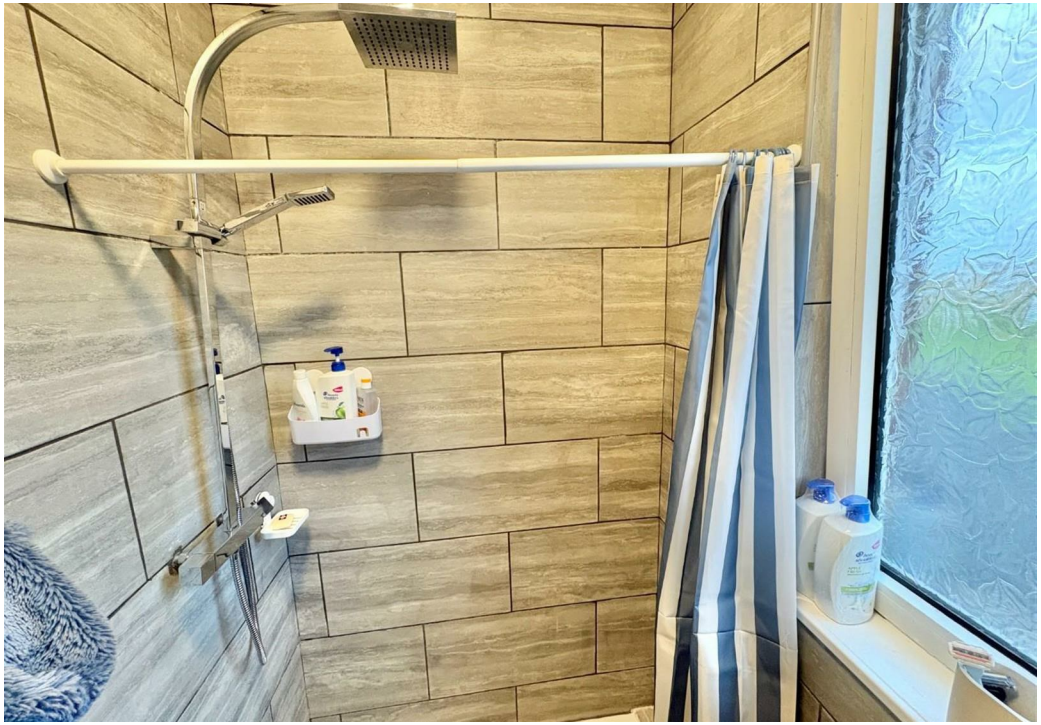














AGENTS NOTES

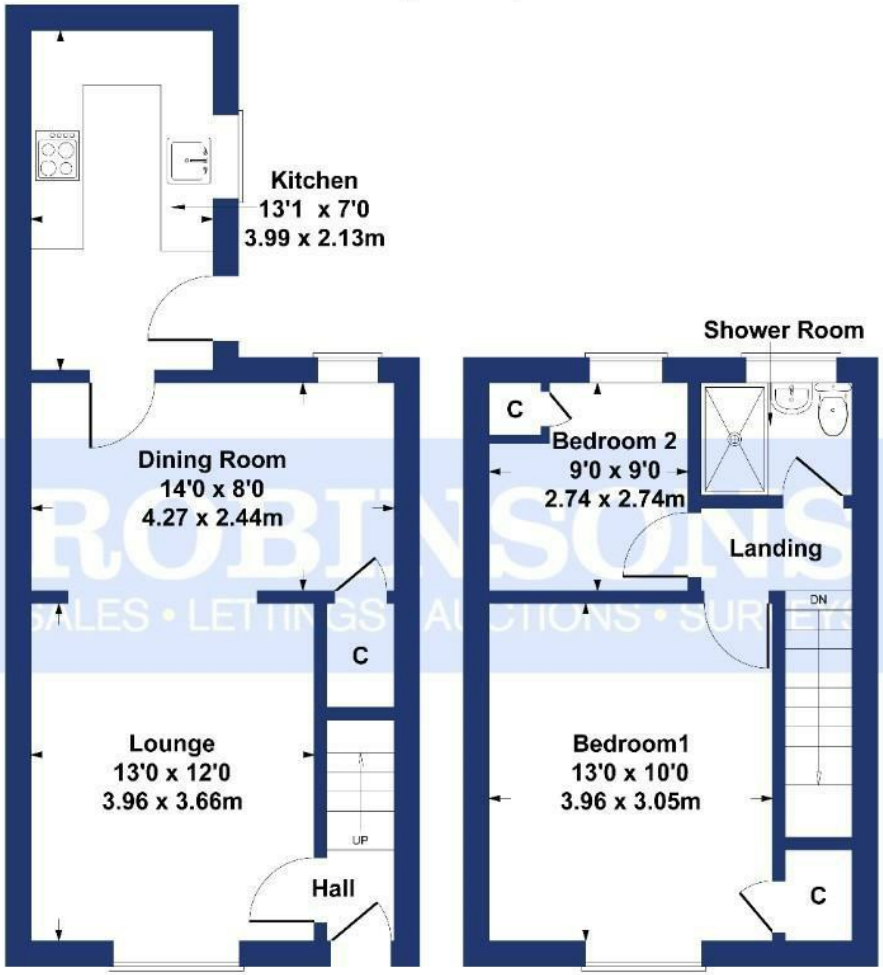
Council Tax: Durham County Council, Band A - Approx. £1748.10 p.a
Tenure: Freehold
Property Construction – Standard, non-traditional
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – 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 – NA
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 . 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Bridge Street Sunnybrow

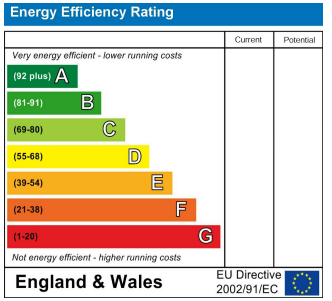
Approximate Gross Internal Area
697 sq ft - 65 sq m



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. 2026



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



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