

**Clifton Green, Sunnybrow, DL15 0NP**  
**3 Bed - House - Terraced**  
**£90,000**

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\* NO FORWARD CHAIN \* RECENTLY REFURBISHED \*

Robinsons have the pleasure of offering to the sales market, with the added benefit of no forward chain this recently refurbished three bedroom house. The property has contemporary decoration and flooring throughout, along with newly fitted kitchen and bathroom. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with under stairs storage cupboard. Open plan lounge/dining room. Re-fitted kitchen with a range of modern wall, base and drawer units with integrated hob, oven and extractor hood, space for washing machine, fridge/freezer and dining table. Rear porch and cloakroom/WC conclude the ground floor.

To the first floor there are three bedrooms and a re-fitted bathroom with three piece suite, including a shower over the bath with shower screen.

Outside the house has enclosed gardens to both front and rear, the rear having a brick storage shed.

Sunnybrow is conveniently positioned next to Willington which has primary and secondary schools and shopping amenities. Other towns are a short driving distance away, including Crook and Bishop Auckland which have a wide range of shopping amenities and health care facilities.

Contact Robinsons for further information and to arrange an internal viewing.

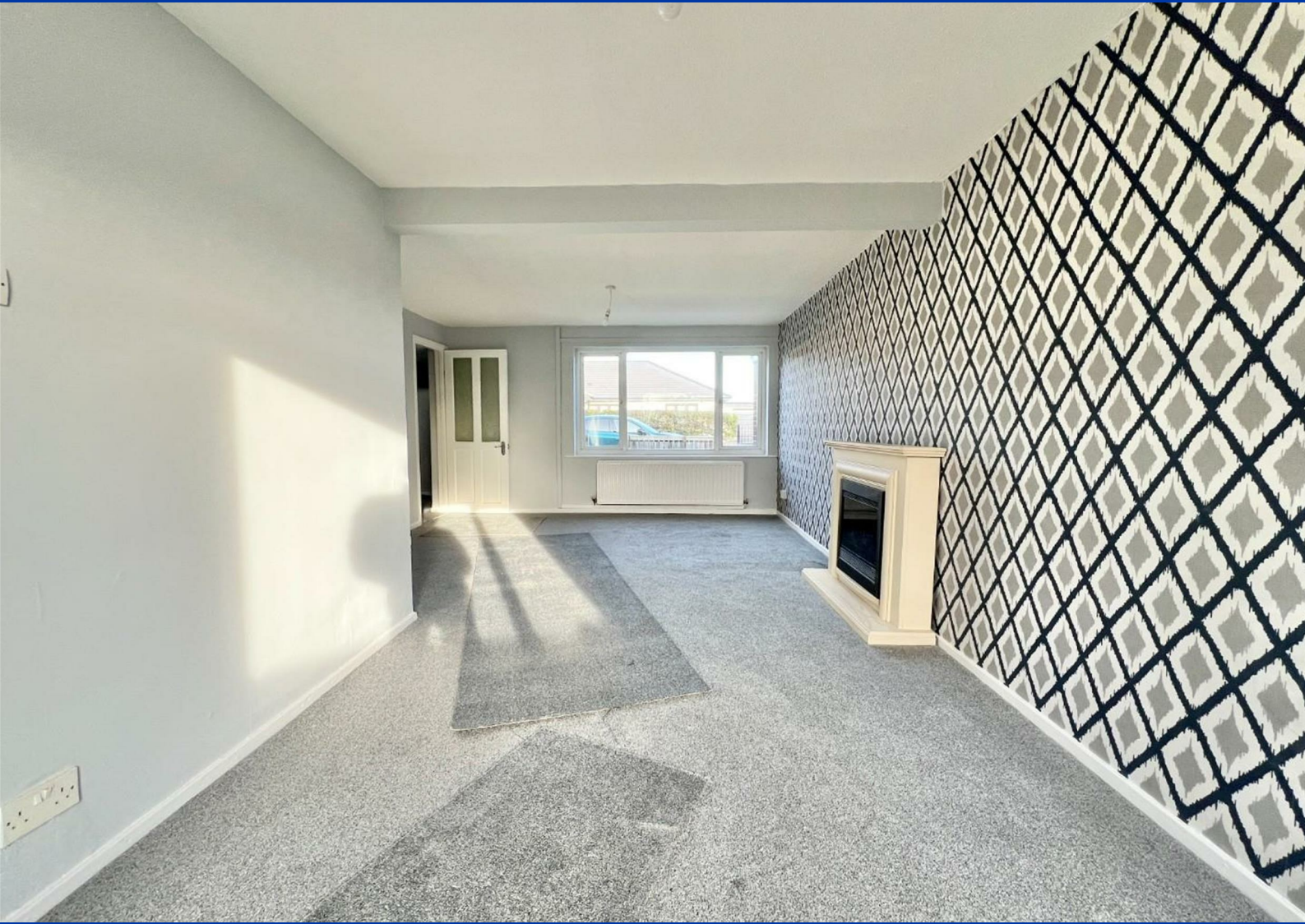
#### Agent notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: C  
Tenure: Freehold  
Council Tax Band: A  
Annual Price: £1,621  
Broadband  
Basic  
15 Mbps  
Superfast  
72 Mbps  
Ultrafast  
1000Mbps  
Mobile Signal: Average

#### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided



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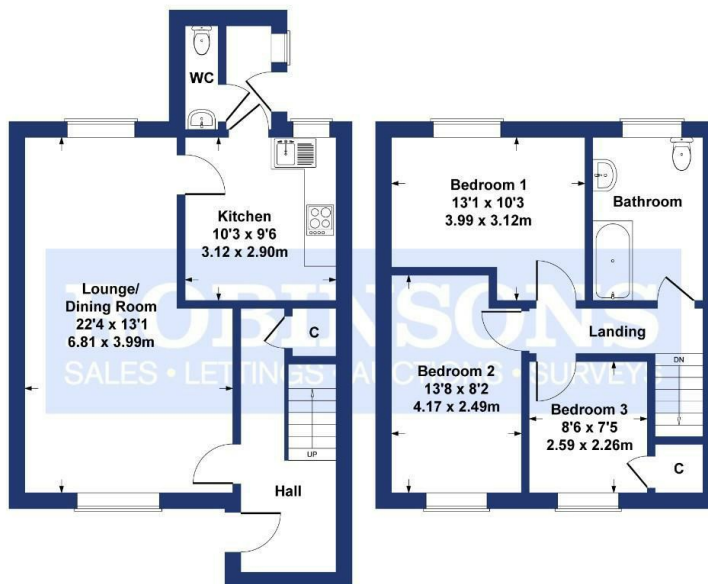
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Clifton Green Sunnybrow

Approximate Gross Internal Area  
943 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		74	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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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 efficient 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.



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