



Garden Terrace, Sunnyside, DL13 4LY  
2 Bed - Cottage - Terraced  
Starting Bid £75,000

**ROBINSONS**  
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# Garden Terrace Sunniside, DL13 4LY

\* For sale by modern auction - guide price £75,000 plus reservation fee \*

Robinsons are delighted to present to the market this charming two-bedroom, stone-built cottage, offered with no forward chain.

Beautifully positioned to enjoy stunning open countryside views to the front, the property also boasts a well-maintained enclosed garden with a patio - perfect for relaxing or entertaining.

Lovingly cared for, the home features UPVC double-glazed windows and is warmed by efficient electric night storage heaters.

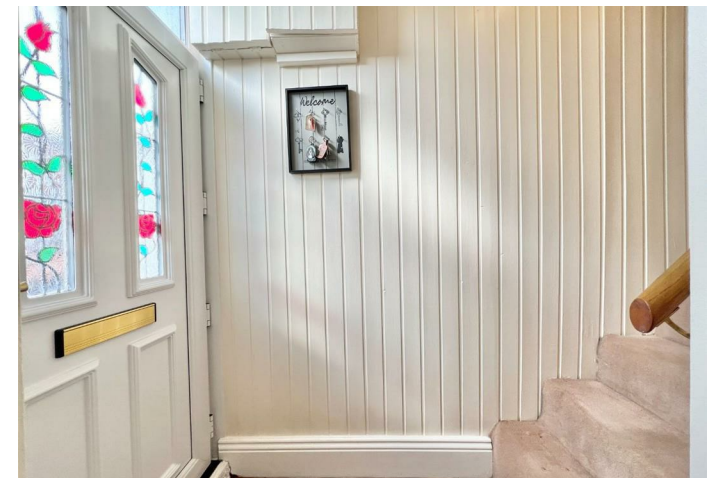
the internal accommodation comprises; Entrance Vestibule with staircase to the first floor. Inviting Lounge with parquet-style flooring and a front-facing window enjoying the garden views. Inner Hallway providing useful storage space and a power supply, ideal for housing a freezer. Shower Room fitted with a three-piece suite. Well-Equipped Kitchen offering a range of wall, base, and drawer units, integrated hob and oven, and space for a fridge and washing machine.

Upstairs, there are two bedrooms, the main is a generous double room with ample space for bedroom furniture. The second bedroom is versatile and could serve as a dressing room, home office, or comfortable guest bedroom.

To the front, the enclosed garden is beautifully maintained with a lawn, flower beds, and a patio area where the far-reaching views can be fully appreciated. Across the rear lane is a handy bin store and a brick-built storage shed.

Sunniside is a picturesque village surrounded by stunning countryside, yet conveniently situated just a short drive from Crook and Tow Law, both of which offer a range of shops, healthcare facilities, and schooling options.

Contact Robinsons today for further details or to arrange an internal viewing of this delightful home.



















### Modern Auction

#### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#### Agent Notes

Council Tax: Durham County Council, Band A £1701.00

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 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 – 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.

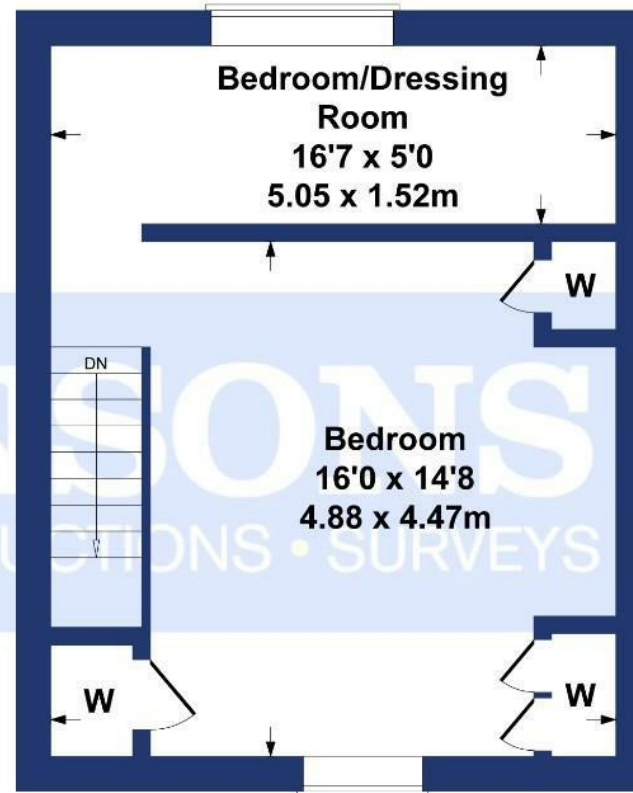
# Garden Terrace Sunnyside

**Kitchen**  
9'8 x 5'1  
2.95 x 1.55m

**Approximate Gross Internal Area**  
651 sq ft - 60 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>		
(22-38) <b>D</b>		
(9-21) <b>E</b>		
(4-8) <b>F</b>		
(1-3) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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