Clifton Green, Sunnybrow, DL15 0NP
3 Bed - House - End Terrace
£90,000

ROBINSONS
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Clifton Green
Sunnybrow, DL15 0NP

* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market this spacious three bedroom end terrace house, which sits on a generous size plot with enclosed gardens to front, side and rear. The house is warmed by gas central heating and has UPVC double glazed windows, in our opinion it should make a great first time purchase or home for small families.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing. Spacious open plan reception room which has ample space for dining and seating furniture. Kitchen which has a range of wall, base and drawer units with space for appliances, rear hallway and small utility room with space for washing machine.

To the first floor there are three well-proportioned bedrooms, a bathroom with three piece suite including shower over the bath.

Outside the gardens are enclosed and mainly laid to lawn with a brick storage shed at the rear.

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.

Agents Notes

Council Tax: Durham County Council, Band A- Approx. £1748 p.a
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

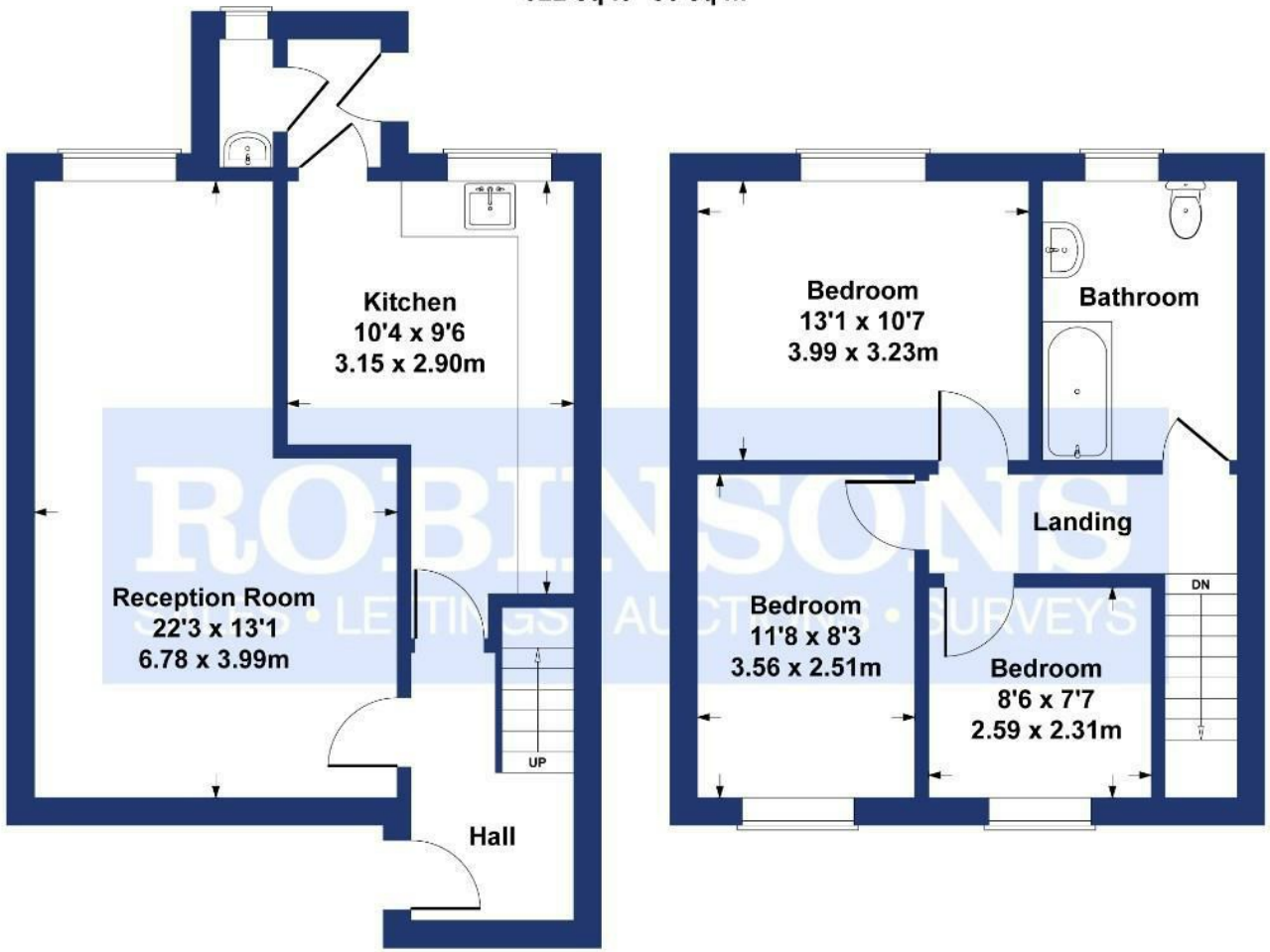
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – 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 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.

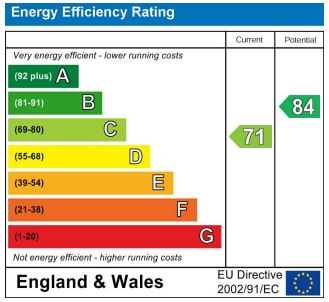
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Clifton Green Sunnybrow

Approximate Gross Internal Area
922 sq ft - 86 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. 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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