



Elm Close, Sunnybrow, DL15 0XH
2 Bed - Bungalow - Detached
£225,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Elm Close Sunnybrow, DL15 0XH

*EXTENDED TWO BEDROOM DETACHED BUNGALOW * RE-FITTED KITCHEN *
DRIVEWAY AND GARAGE * FRONT AND REAR GARDENS * COUNTRYSIDE VIEWS *
VIEWING HIGHLY RECOMMENDED *

We have the pleasure of offering to the sales market this, extended two bedroom detached bungalow with countryside views to the rear. The bungalow has been improved and upgraded throughout, including a re-fitted kitchen, shower room and extension, creating a further reception room and kitchen. The bungalow is warmed by gas central heating and has double glazed windows.

The internal accommodation comprises entrance hallway, re-fitted shower room, two bedrooms. Lounge which leads through to a further reception room with French doors to the rear garden. Re-fitted kitchen which has a range of wall, base and drawer units and central island, dining room with space for dining table.

The property has a driveway to the front which allows parking for at least two vehicles, and leads to a single garage. The rear garden is mainly gravelled and is enclosed and enjoys countryside views.

An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.











Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: C
Annual Price:
£2,161 (min)

Broadband -Basic 15 Mbps
Superfast 52 Mbps
Mobile Signal: Average/Good

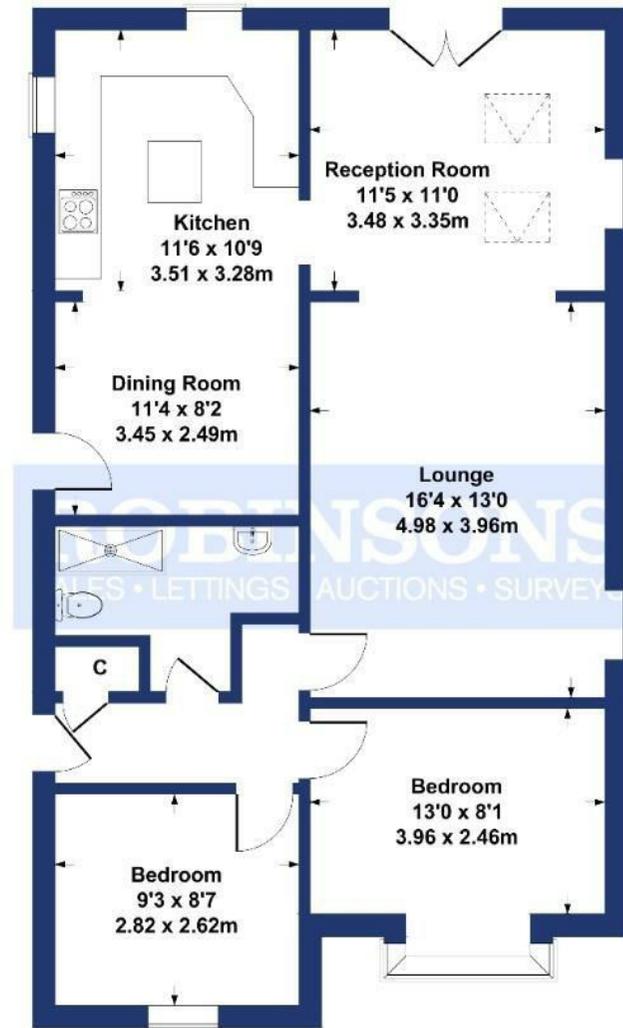
Disclaimer

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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Approximate Gross Internal Area
993 sq ft - 92 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			85
(81-81) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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. 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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