



Garden Terrace, Sunnyside, DL13 4LY  
3 Bed - House - End Terrace  
£135,000

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Robinsons are excited to offer to the sales market this beautifully presented three bedroom end terrace house with, far-reaching countryside views, enclosed garden and garage.

The house has been renovated in recent years and has a modern feel throughout with attractive fixtures and fittings, it's warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, lounge with window to the front aspect enjoying views over the garden and beyond. An open layout leads to the kitchen/dining area which is fitted with a range of wall, base and drawer units with space for some appliances and dining table. Rear hallway/utility area with space for fridge/freezer and washing machine. Cloakroom/WC.

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

Outside the house has a enclosed garden directly to the front of the house which is mainly laid to lawn with a paved patio area and enjoys breath-taking countryside views. At the rear of the house over the back lane there are storage sheds, further down the street is a single garage.

Sunniside is a small village which is surrounded by an abundance of countryside views. It's located just a short distance away from Crook and Tow Law which has a range of amenities, health care facilities and schooling.

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

Broadband: Basic

7 Mbps

Superfast

37 Mbps

Mobile Signal/Coverage: Good/Average

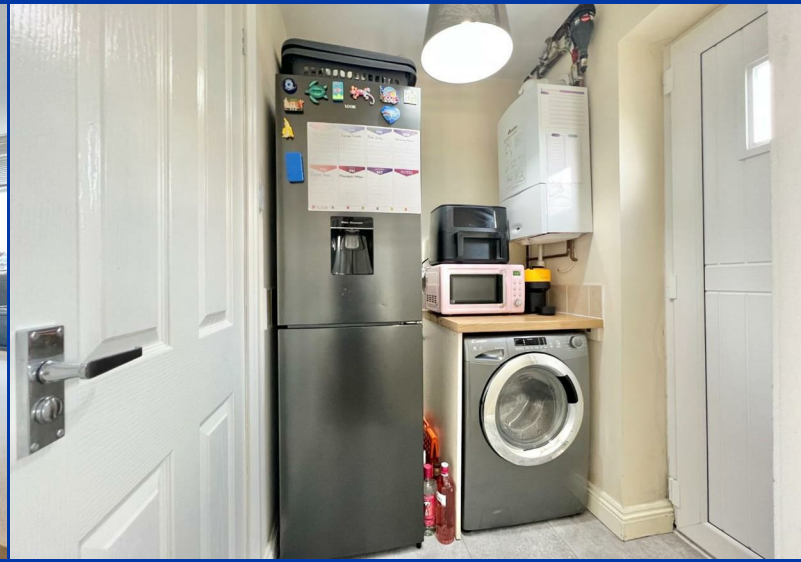
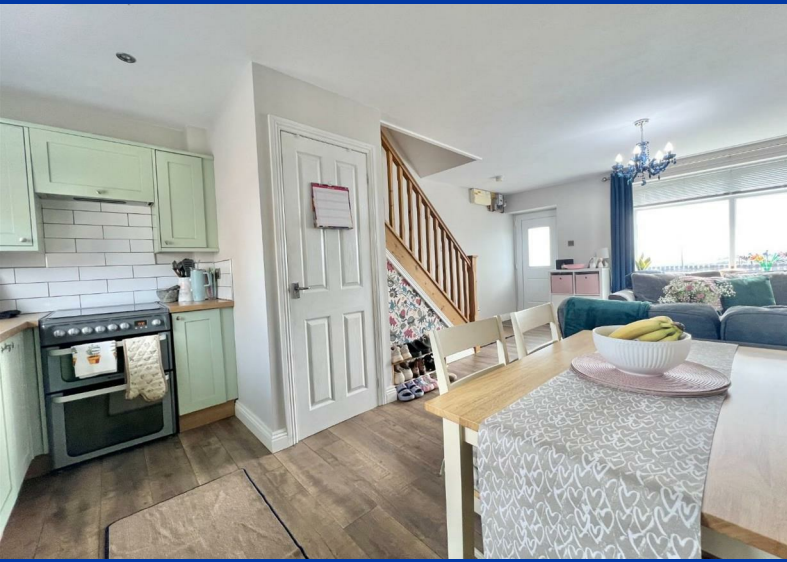
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: C

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 & C, should be sought from a

legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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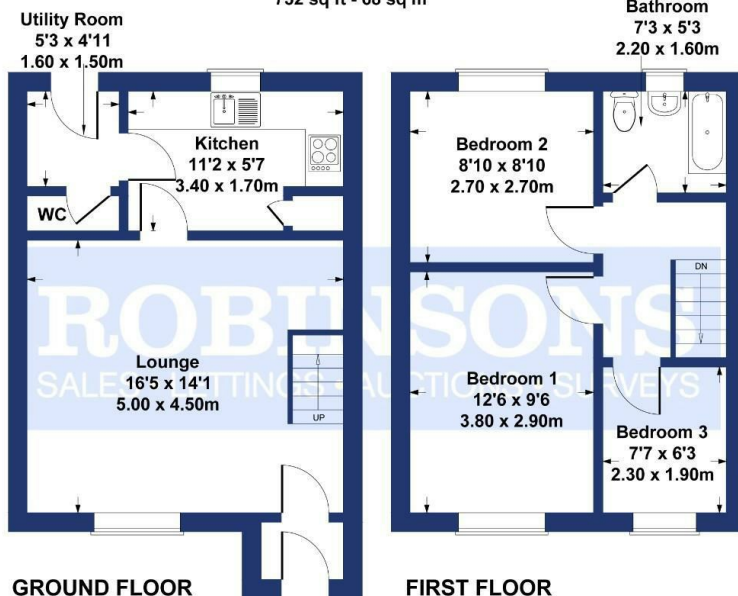
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## Garden Terrace Sunnside

Approximate Gross Internal Area  
732 sq ft - 68 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
92-81	C		
81-65	D		
55-85	E		
35-55	F		
1-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
65-81	D		
55-54	E		
31-54	F		
11-30	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

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