

Garden Terrace, Sunniside, DL13 4LY
2 Bed - Cottage - Terraced
£75,000

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Garden Terrace
Sunniside, DL13 4LY







* NO FORWARD CHAIN *

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.


















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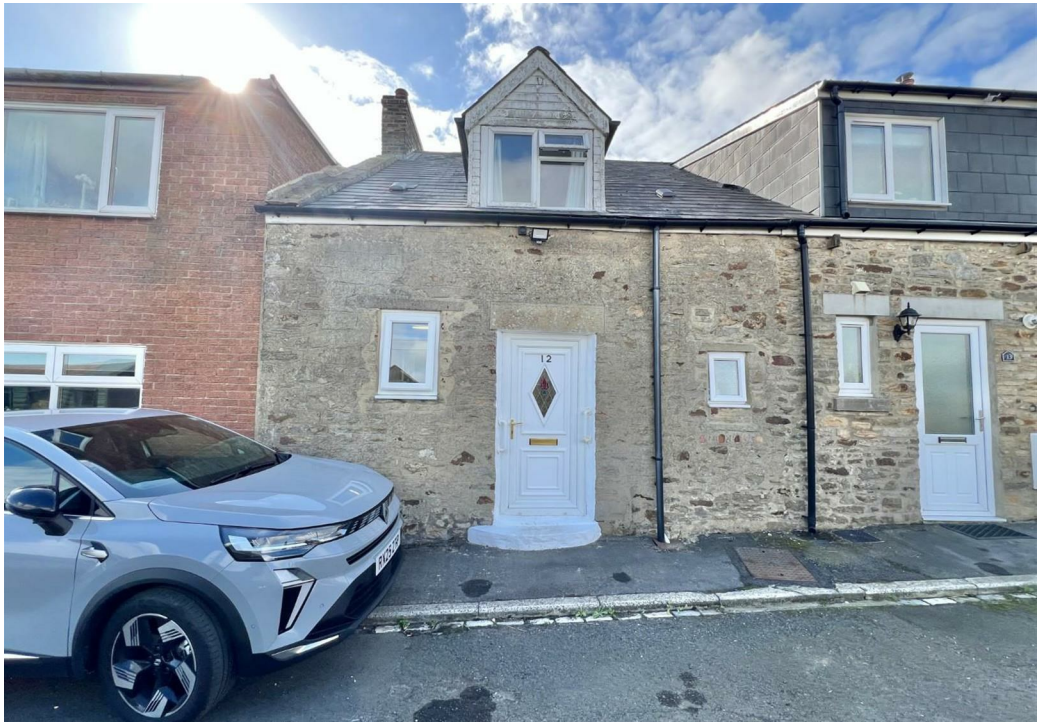




Agent Notes
Council Tax: Durham County Council, Band A Approx £1748.00
Tenure: Freehold

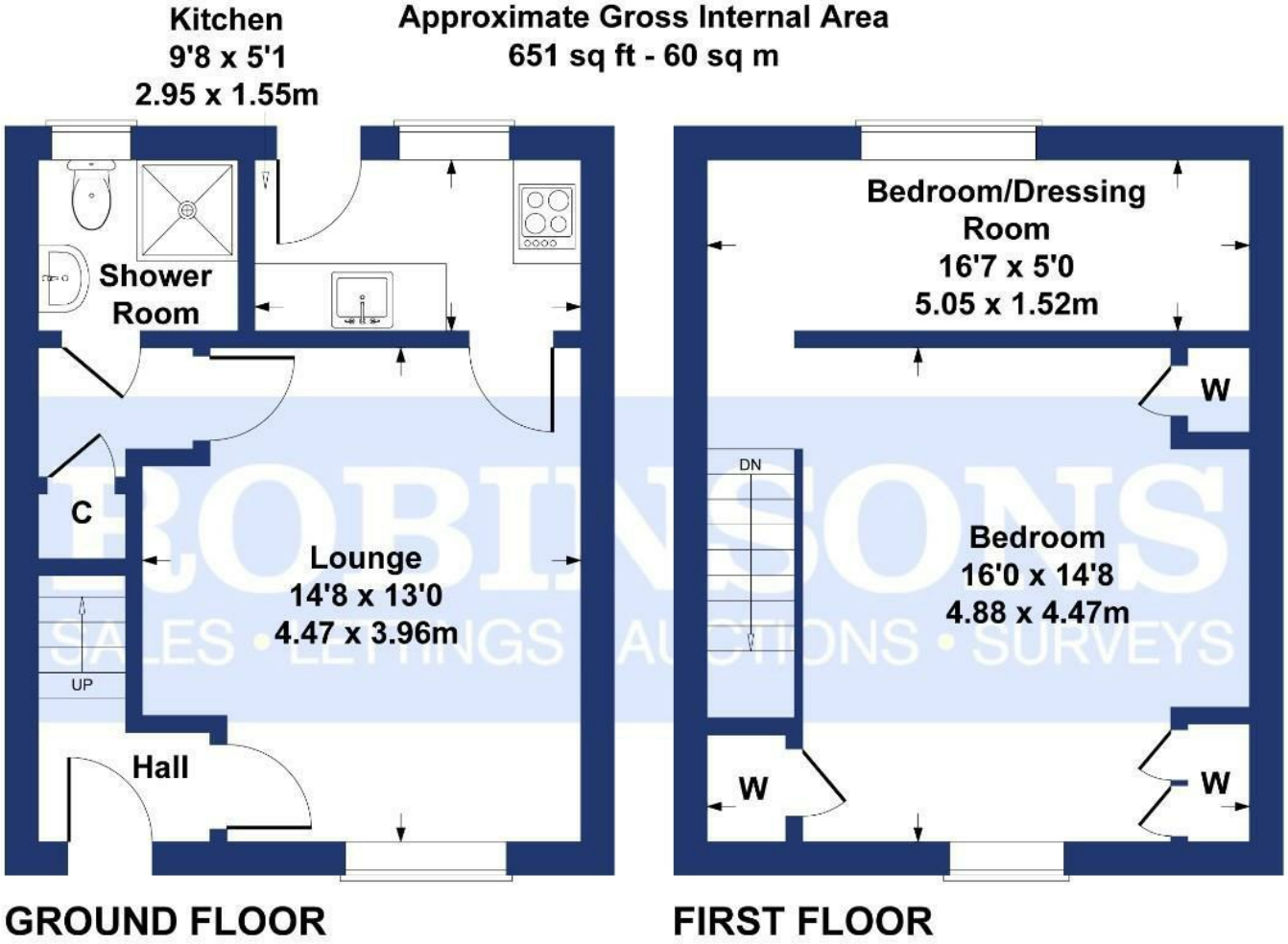
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - None
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Electric
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

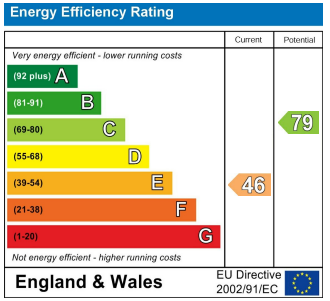
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.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





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

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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