



Sunniside Street, Newbottle, DH4 4DG
3 Bed - House - Semi-Detached
£205,000

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Sunnyside Street Newbottle, DH4 4DG

Stunning Family or First Home ** Generous Plot With Sunny Rear Aspect ** Upgraded ** Popular Development ** Ample Parking & Garage ** Good Road Links & Local Amenities ** Early Viewing Advised **

The floor plan comprises: entrance hallway, cloak/WC, full length living room with front bay window and French doors to the rear garden. The fabulous kitchen has a feature centre island with a range of integral appliances. The first floor has three good size bedrooms, master en-suite shower room, and a family bathroom/WC. Outside, the property occupies a generous plot with gardens, parking and detached garage. The rear garden benefits from a sunny aspect, which could prove to be a suntrap in summer months.

Positioned between Sunderland and Durham, Newbottle offers a peaceful yet connected lifestyle. Surrounded by scenic countryside, including nearby Herrington Country Park, it provides plenty of opportunities for outdoor leisure.

Local amenities include a well-regarded primary school, Newbottle Primary Academy, which features modern facilities and outdoor learning areas. The village's main street offers everyday conveniences such as a local shop, a post office, two welcoming pubs (The Sun Inn and The Queen's Head), an Italian restaurant, a Chinese takeaway, and a traditional working men's club that hosts community events. Additional services, including supermarkets, pharmacies, and banks, can be found in nearby Houghton-le-Spring town centre.

Transport links are a key advantage of Newbottle. The village enjoys easy access to major roads, including the A690 and A19, with the A1(M) just a short drive away. This makes commuting to Sunderland, Durham, Newcastle, and surrounding areas straightforward. Frequent bus routes connect Newbottle to local towns and cities, with stops just a few minutes' walk from the village centre. Rail stations in Chester-le-Street, Sunderland, and Durham—each within approximately 5 to 6 miles—offer regional and national rail services.











GROUND FLOOR

Hallway

6'9 x 3'7 (2.06m x 1.09m)

WC

5'1 x 3'7 (1.55m x 1.09m)

Living Room

17'5 x 9'11 (5.31m x 3.02m)

Kitchen Dining Room

17'5 x 9'11 (5.31m x 3.02m)

FIRST FLOOR

Bedroom

15'6 x 13'0 (4.72m x 3.96m)

En-Suite

8'0 x 3'7 (2.44m x 1.09m)

Bedroom

13'7 x 8'11 (4.14m x 2.72m)

Bedroom

8'2 x 6'11 (2.49m x 2.11m)

Bathroom/WC

7'3 x 5'7 (2.21m x 1.70m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Sunderland, Band B - Approx. £1,628 p.a

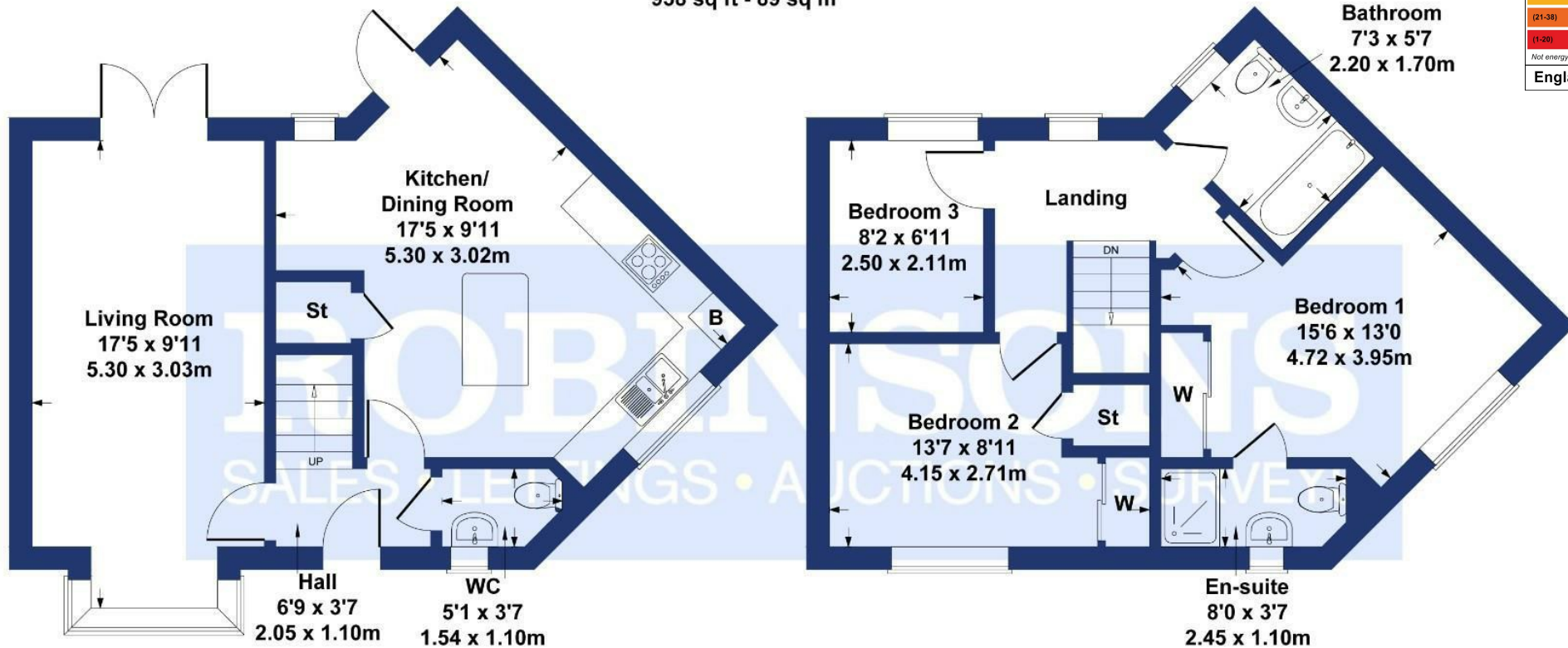
Energy Rating: C

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.

Sunniside Street

Approximate Gross Internal Area
958 sq ft - 89 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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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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