



Garden Terrace, Sunnyside, DL13 4LY
3 Bed - House - Mid Terrace
£149,950

ROBINSONS
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Garden Terrace Sunnyside, DL13 4LY

* NO FORWARD CHAIN * OFF ROAD PARKING * BEAUTIFULLY PRESENTED *

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN, this delightful three bedroom, stone-built home, enjoying far-reaching countryside views and useful off-road parking. Beautifully presented throughout, the property combines traditional charm with modern comforts, featuring quality fixtures and fittings together with many attractive characteristics one would expect from a property of this style and age, including a log-burning stove with an exposed stone chimney breast, solid wood kitchen and solid wood internal doors.

Further benefits include gas central heating via a combination boiler and double glazed windows.

The internal accommodation briefly comprises an entrance sun room extension, overlooking the front garden and providing a pleasant space to enjoy the surrounding views. French doors lead directly into the inviting lounge, which features a log-burning stove set within an attractive exposed stone chimney breast, engineered wood flooring and staircase with useful understairs storage.

The kitchen is fitted with a range of wall, base and drawer units, with space for a cooker and washing machine. A rear hallway provides additional space for a fridge/freezer and leads through to a useful ground floor shower room, fitted with a three-piece suite.

To the first floor, the landing benefits from a Velux-style window, allowing plenty of natural light to flood into the space. There are three well-proportioned bedrooms, all of which enjoy delightful, far-reaching countryside views. The first floor is completed by a bathroom fitted with a three-piece suite. There is also a loft hatch with pull-down ladder, providing access to a part-boarded loft with lighting.













Outside

Externally, the property enjoys an enclosed front garden which has been predominantly gravelled for ease of maintenance, together with a patio area providing an ideal space for outdoor seating. To the rear is a further area of land, offering excellent versatility with ample space for off-road parking, storage of sheds, greenhouses and garden equipment, as well as further space for outdoor seating, fruit trees vegetable patch.

Location

Sunnyside is a small and peaceful village surrounded by beautiful open countryside, making this an appealing location for those looking to enjoy a more rural setting. Despite its countryside position, the village is conveniently situated within easy reach of both Crook and Tow Law, which provide a range of everyday amenities, healthcare facilities, schooling and local services.

An internal viewing is highly recommended to fully appreciate the charm, presentation and countryside setting this lovely home has to offer.

Contact Robinsons for further information and to arrange your 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

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 – no/yes/NA Probate – being applied for / granted / 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 . 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.

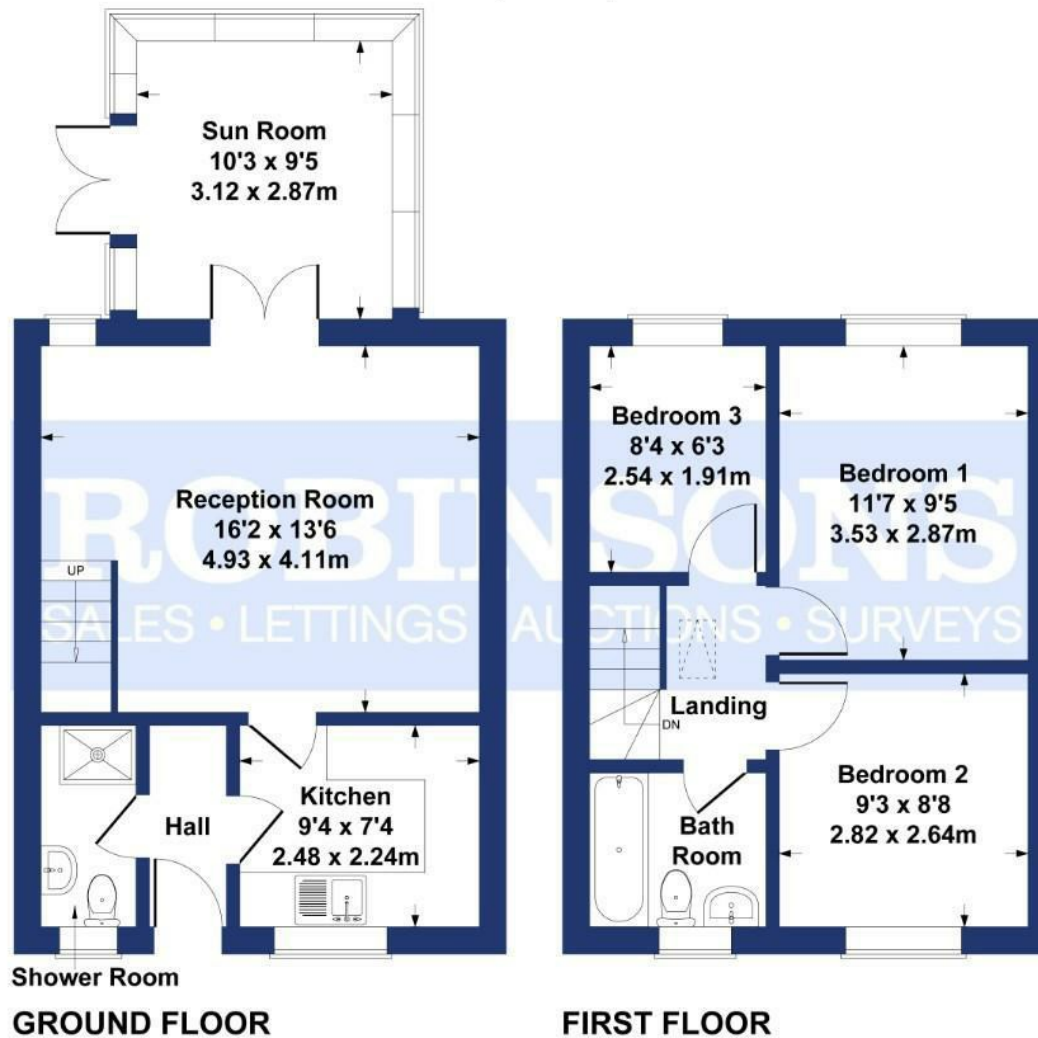
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.





Garden Terrace Sunnyside

Approximate Gross Internal Area
798 sq ft - 74 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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.



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

