



Front Street, Sunnyside, Tow Law, Bishop Auckland
Offers In The Region Of £65,000

Vickers
& Barrass

— Est. 1973 —

Land and Estate Agents

Front Street, Sunniside

Vickers & Barrass are pleased to offer for sale a 2-bedroom mid-terraced house with rear yard and garden. The property has been modernised throughout it benefits from gas fired central heating and UPVC double glazing, and would ideally suit a first-time buyer or investor. SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN.

LOCATION

Sunniside is a small village located on the outskirts of Tow Law. Tow Law is situated on the A68 with road links north to Corbridge and south to Darlington with a range of local shops on the main high street including a Coop Supermarket, Greggs and several smaller independents. There are also several public houses, outdoor recreational facilities and primary schools. The Market Towns of Crook and Bishop Auckland are located to the south east of Tow Law offering a wider range of shops and services.

DISTANCES (approximate)

Crook - 5 miles
Bishop Auckland - 9 miles
Durham - 11 miles
Consett - 9.5 miles
Darlington - 21 miles
Newcastle City Centre - 22 miles
Corbridge - 22 miles
Hexham - 26 miles

GROUND FLOOR

Hall

UPVC entrance door and staircase to first floor.

Sitting Room

3.9m x 3.5m

Front reception room with double glazed window and central heating radiator.

Kitchen

3.5m x 3.05m

Located to the rear of the property, fitted with a range of modern wall and base units, corresponding work surfaces, stainless steel sink drainer unit, ceramic tiled splashbacks, built-in electric oven and gas hobs with extractor hood over, ceramic tiled flooring, central heating radiator, UPVC double glazed rear window and door.

Rear Lobby

Under stairs storage area with shelving.

Ground Floor W.C.

1.9m x 0.89m

Fitted with a w.c., pedestal wash hand basin, central heating radiator, ceramic tiled flooring and UPVC double glazed window.

FIRST FLOOR

Landing

Loft access hatch.

Bedroom 1

3.9m x 3.4m

Double bedroom located to the front of the property with central heating radiator, UPVC double glazed window and over stairs storage cupboard.

Bedroom 2

3.1m x 2.3m

Located to the rear of the property with central heating radiator and UPVC double glazed window.

Bathroom

2.08m x 1.6m

Fitted with a modern white suite including panelled bath with electric shower over and glass screen, pedestal wash hand basin, low level w/c., chrome heated towel rail, part ceramic tiled walls, tiled flooring, extractor fan and UPVC glazed window.

EXTERNAL

Rear Yard

Part paved rear yard with brick-built outbuilding.

Land

Small parcel of land located via a gate from the rear yard.

TENURE

Freehold with vacant possession. Registered under Title number DU346133.

COUNCIL TAX

Council tax band A

ACCEPTANCE

The vendor reserves the right not to accept any offer or the highest offer.

COSTS

Each party is to bear their own costs.

VIEWING

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

Web: [//what3words.com/both.tech.acquaint](http://what3words.com/both.tech.acquaint)

App: [///both.tech.acquaint](http://both.tech.acquaint)

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the vendors or the lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the local planning authority into such matters. The vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

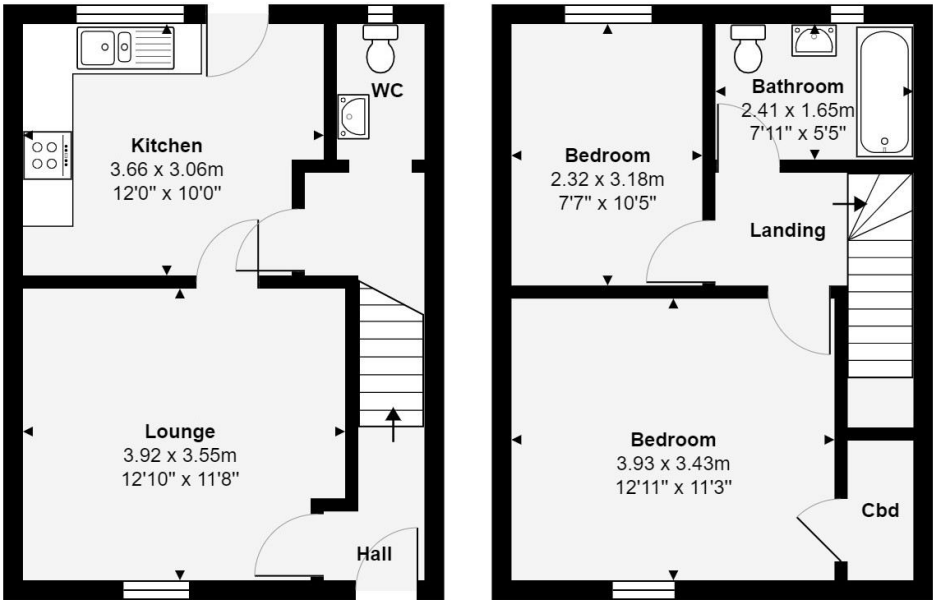




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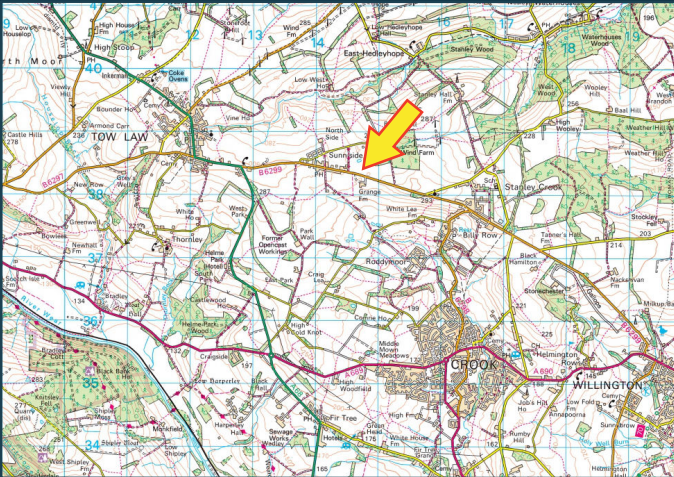


Floor Plan

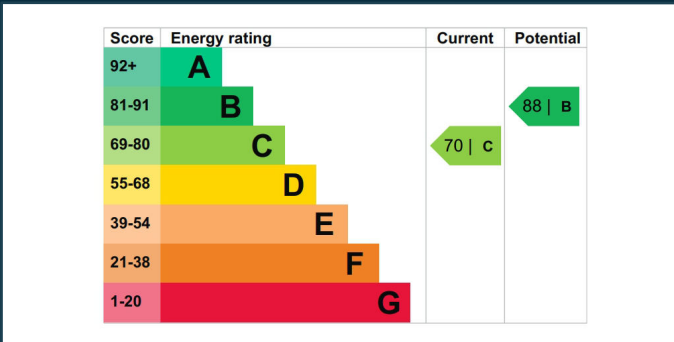


Total Area: 66.2 m² ... 712 ft²
 All measurements are approximate and for display purposes only

LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE



Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.



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