



Venture
PROPERTIES

South Street

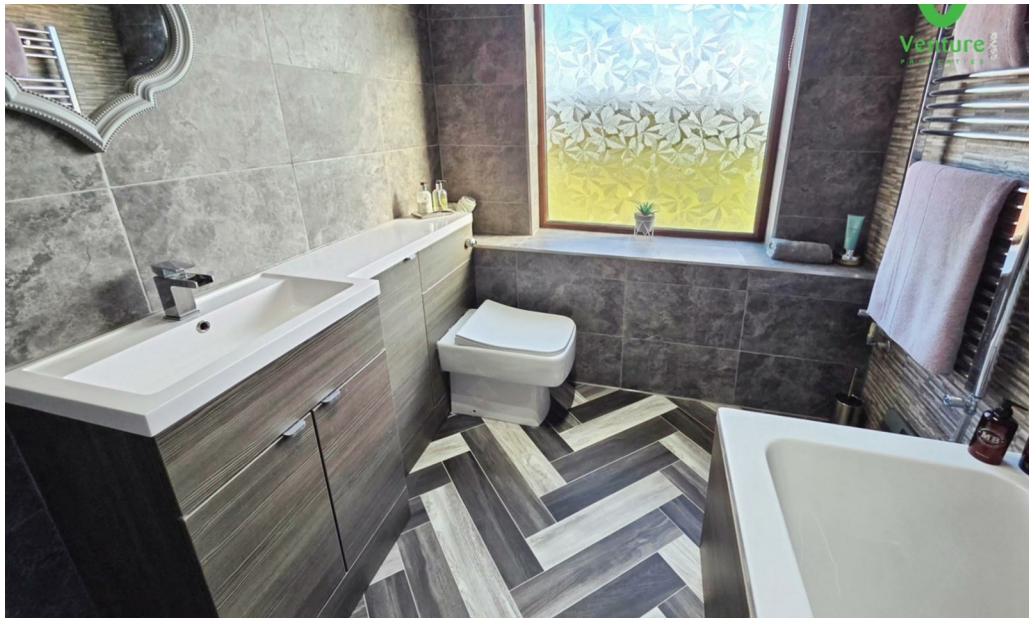
Sunnybrow DL15 0NH

Asking Price £90,000

V
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This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Sunnybrow DL15 0NH



- Two Bedroom Terraced Home
- EPC Grade C
- Gas Central Heating

- Modern Interior
- Modern Fitted Bathroom
- Rear Enclosed Yard

- Lounge & Fitted Kitchen
- Views To The Rear
- Call to Arrange Your Viewing !!!

This exceptional two-bedroom mid terraced home is the perfect step onto the property ladder. Immaculately presented and finished to the highest standards, this stylish residence is ready for immediate occupation and offers a real sense of home from the moment you walk through the door.

Set within a peaceful part of Sunnybrow, the property enjoys open views and scenic country walks just outside the back gate—perfect for relaxed mornings or evening strolls amidst nature. Explore nearby parks, charming local shops, or make use of convenient transport links to neighbouring towns—everything you need is within easy reach.

Step inside to a welcoming entrance hall leading through to a contemporary lounge, where double doors open into a spacious kitchen and breakfast room. The modern kitchen comes beautifully fitted, making it ideal for entertaining or enjoying home-cooked meals. A practical utility room provides valuable extra space for laundry and additional storage.

Upstairs you will find two generously sized bedrooms, both bathed in natural light, alongside a sleek, modern bathroom featuring stylish fixtures and fittings. Outside, a private rear yard offers the perfect spot to enjoy the sunshine or perhaps cultivate a small garden.

This impeccably maintained home is a true gem in a desirable location, offering both comfort and convenience. Don't miss the opportunity to view—contact us today to arrange your personal tour.

GROUND FLOOR

Entrance Hallway

With laminate flooring, front entrance door and stairs to first floor.

Lounge

13'6" x 11'4" (4.136 x 3.463)

Having feature fireplace, under stairs storage cupboard, laminate flooring and window to front.

Kitchen/Breakfast Room

12'7" x 11'5" (3.851 x 3.484)

A quality fitted kitchen fitted with a range of wall and base units, space for fridge freezer, integrated electric oven and hob having extractor chimney over, integrated sink unit set to the breakfast bar area, central heading radiator, window to rear.

Utility Room

Fitted with base units having work surfaces over, plumbing for washing machine and tumble dryer, central heating radiator and window to side.

FIRST FLOOR

Landing

Connecting bedroom one and two.

Bedroom One

14'7" x 11'5" (4.467 x 3.491)

Having central heating radiator, over stairs storage and upvc double glazed window to front.

Bedroom Two

12'2" x 6'7" (3.724 x 2.014)

With central heating radiator, laminate flooring and upvc double glazed window to rear.

Bathroom/WC

Fitted with a white modern suite having P shaped bath having shower and screen over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

Externally

To rear is a enclosed yard part paved and part artificial grass.

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest Available Download Speed 10000 Mbps
Highest Available Upload Speed 10000 Mbps
Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. But we do recommend you check with your provider.
Council Tax: Durham County Council, Band A Annual price: £1711.73 (Maximum 2026)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very Low from Surface Water. Very Low from Rivers and Seas.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

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.

Energy Performance Certificate

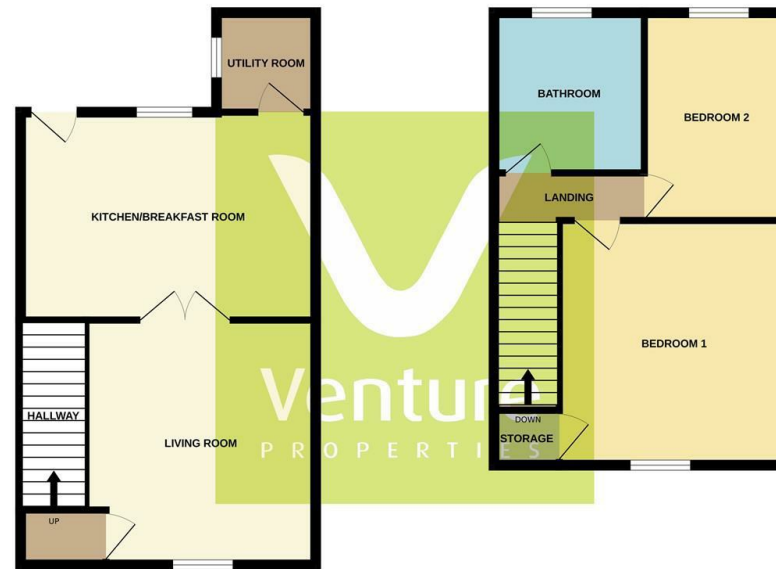
To view the full Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2860-5600-2626-4725>

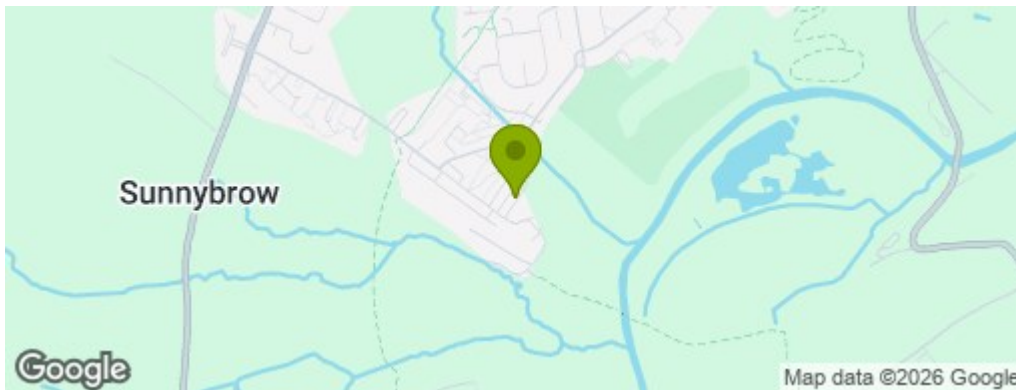
EPC Grade C

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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