



3b Front Street, Sunnyside, Bishop Auckland, County Durham, DL13 4LP  
Guide Price £350,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

A fantastic three bedroom detached stone built property located in the village of Sunnyside and having patio garden to the rear along with 1.39 acres (0.56 hectares) of land.

- Detached family home
  - Modern kitchen
  - Three bedrooms
- Low maintenance front garden
- Patio garden and land to the rear
- Garage and driveway for multiple vehicles
- Energy Performance Rating C 77
- Early viewing recommended



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

Sunniside is a small rural village situated east of Tow Law and north of Crook. Sunniside supports a village pub. Tow Law and Crook provide local amenities and primary schools with the larger town of Bishop Auckland providing a wider range of shopping and recreational facilities and secondary schooling can be found at Wolsingham and Bishop Auckland.

For the commuter, the A68 is less than a five minute drive away and train stations can be found at Bishop Auckland and Darlington, with international airports at Teesside and Newcastle.

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## DESCRIPTION

3b Front Street is an impressive three bedroom family home boasting fantastic living accommodation and countryside views to the rear of the property.

Entering the property into the spacious modern kitchen there are a range of navy units with marble

worktops and breakfast bar with integrated appliances including a double oven, fridge freezer, dishwasher and hob set into the breakfast bar and a Belfast sink enjoys an outlook to the rear patio and countryside beyond. There is a marble effect gloss tiled floor and the utility room lies off the kitchen housing the gas combined boiler, having a worktop with space and plumbing below for a washing machine and tumble dryer. A door provides access to the side of the property. The living room is of generous proportions spanning the depth of the property having a bay window to the front and sunroom to the rear of the property with access to the patio area. The living room has a real flame effect fire set into the living room wall with space for an inset television above. The room has space for large soft furnishings along with dining furniture.

Stairs rise from the kitchen to the first floor where the main bedroom boasts a walk in dressing area with built in wardrobes and dressing table. The main bedroom also has an en suite bathroom with freestanding bath, WC and wash hand basin with

gold detailing. The room is tiled with a mix of a marble effect tile and grey longline marble creating a feature wall. There are a further two double bedrooms both with fitted storage cupboards. The family bathroom has a large double walk in shower, WC and double sink vanity unit. The bathroom has white marble effect tiles to the walls and floor with the grey longline marble creating a feature wall behind the shower area.

Externally there is a low maintenance gravel front garden and driveway leading to the separate single garage at the side of the property. To the rear is a large patio paved in Indian sandstone with open views over the fields to the rear of the property.

There is 1.39 acres (0.56 hectares) of grassland included in the sale with the land adjoining the property at the rear and having vehicles access at the Eastern boundary.



## SERVICES

The property is served by mains water, electricity and drainage and has mains gas central heating.

## COUNCIL TAX BAND

Durham County Council Tax Band C.

## ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 77

## MATERIAL INFORMATION

It is understood that the property has access to a superfast broadband connection and has generally good mobile phone signal in this area.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required

documentation will be confirmed to the purchaser (s) after acceptance of an offer.

## TENURE

We are informed by the current vendors that the property is held freehold and sold with vacant possession.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)

03000 26 0000

## NOTES

Particulars prepared – April 2024

Photographs taken – April 2024

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## 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 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.





For illustrative purposes only



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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