



Vickers
& Barrass

— Est. 1973 —

Land and Estate Agents

Front Street, Sunnyside, Tow Law, Bishop Auckland
Offers In The Region Of £79,950

Front Street Sunniside

Vickers & Barrass are pleased to offer for sale a 2-bedroom mid-terraced house with enclosed rear yard. 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 Co-op Food 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

Entrance Vestibule

1.19m x 0.93m
UPVC front entrance door.

Lounge

4.90m x 2.80m
Window to front elevation, electric fire with stone surround and hearth, staircase to first floor and double doors to:

Kitchen/Diner

4.80m x 3.70m
Spacious open plan kitchen diner fitted with modern wall and base units with contrasting work surfaces over, stainless steel sink drainer unit inset, space for freestanding electric oven with extractor hood over, wall mounted gas combination boiler, central heating radiator, large under stairs storage cupboard and ample space for a dining table. Double patio doors leading to rear yard.

FIRST FLOOR

Landing

Central heating radiator and loft access hatch.

Bathroom

3.40m x 1.31m
Fitted with a modern white suite comprising wc, pedestal wash hand basin, panelled bath with mains fed shower over and ceramic tiled splashbacks, opaque window, extractor fan and central heating radiator.

Bedroom 1

5.12m Max (1.15m Min) x 3.60m Max (2.50m Min)
L-shaped double bedroom with window and central heating radiator.

Bedroom 2

4.90m x 2.30m
Window and central heating radiator.

EXTERNAL

Rear Yard

Spacious private low maintenance yard, block paved with gated access.

TENURE

Following an internet search <https://search-property-information.service.gov.uk/> the property is registered Freehold and is sold with vacant possession.

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: [///laminare.excavated.confining](http://laminare.excavated.confining)

App: [///laminare.excavated.confining](http://laminare.excavated.confining)

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.

NOTES

Particulars prepared - September 2022

Photographs taken - September 2022







LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Zoopla
Smarter property search

onTheMarket.com

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