



5 Front Street, Sunnyside, Bishop Auckland, County Durham, DL13 4LP
Starting Bid £45,000

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

Two bedroom mid terraced property in the center of the village of Sunnyside suiting itself to a variety of buyers.

- For sale by the modern method of auction
 - Stone built mid terrace property
 - Two bedrooms
 - Shared yard to the rear
 - Accessible location
 - Energy performance rating C 70



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.

what3words ///both.tech.acquaint

DESCRIPTION

5 Front Street is a stone built mid terrace property in the heart of Sunniside. The property would suit a variety of buyers including a first time buyer or investor.

Entering the property, the entrance hallway has a door to the living room and stairs rising to the first



floor. The living room lies to the front of the property and has a large window to the front allowing natural light to the flood the room. From the living room a door opens to the kitchen which is fitted with a range of base and wall units and has an integrated oven with four ring gas hob and extractor fan over. There are under counter voids for white goods and space for a freestanding fridge/freezer. From the stainless steel kitchen sink there is an outlook over the yard to the rear, whilst a door provides access to the yard from the kitchen. From the kitchen a door opens to a ground floor WC and wash hand basin.

To the first floor, there are two double bedrooms, the larger lying to the front of the property and having a useful over stair storage cupboard, whilst the bedroom to the rear enjoys views of the countryside lying behind the property. The family bathroom comprises a bath with electric shower over, WC and wash hand basin.

Externally the property has a shared yard to the rear benefitting and allowing 6 Front Street access to



their yard. This is shaded blue on the enclosed plan. There is also a useful storage shed included within the ownership of 5 Front Street.

SERVICES

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

COUNCIL TAX BAND

Durham County Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 70.

MATERIAL INFORMATION

It is understood that the property has access to a superfast broadband connection and has good mobile phone signal in this area outdoors but may be limited in the property to many providers. We would advise purchasers to check this upon viewing the property.

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 on title number DU288019.

METHOD OF SALE

The property is offered for sale as a whole by the modern method of auction.

VIEWINGS

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



LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – September 2024
Photographs taken – July 2024

MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.



A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



PARTICULAR NOTES

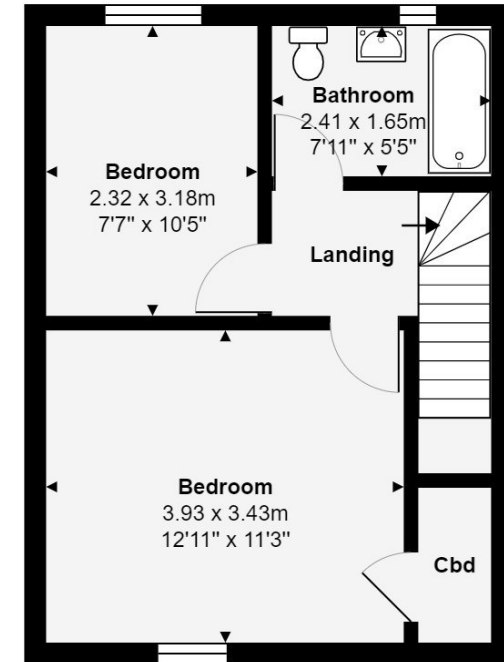
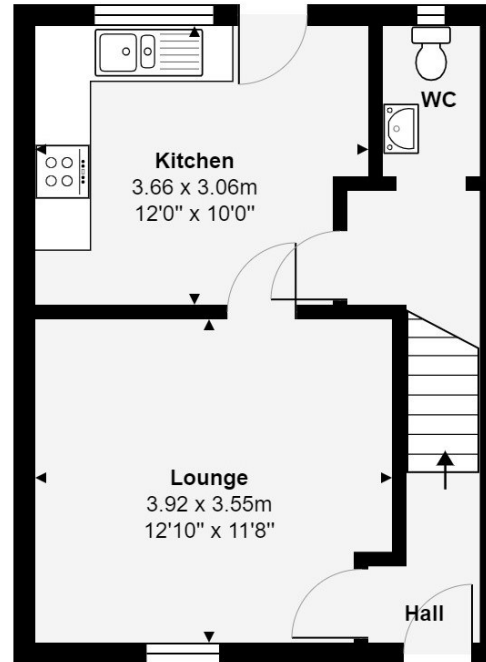
The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a 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.



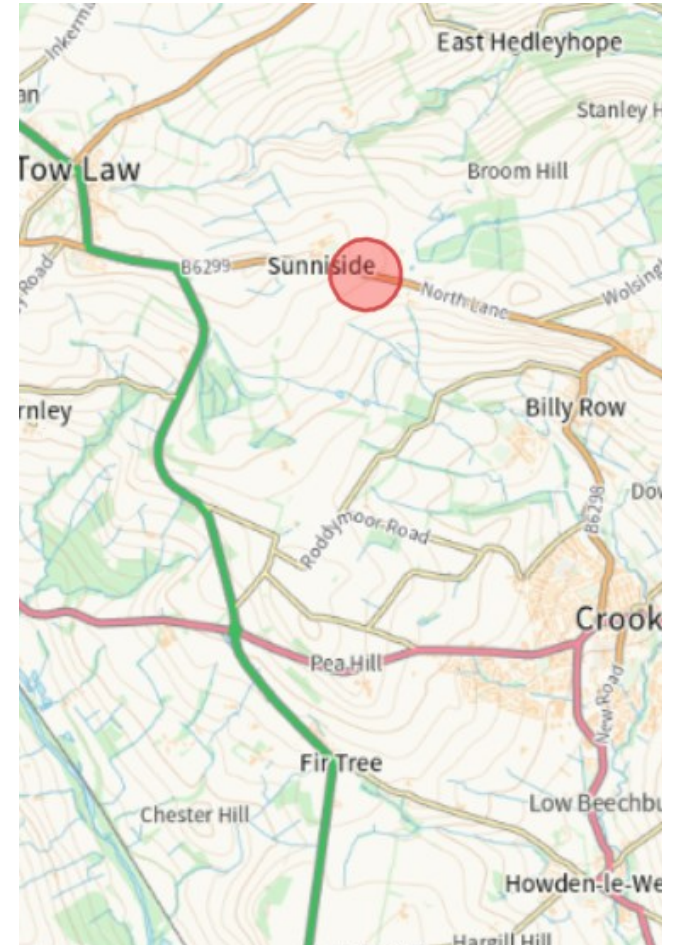
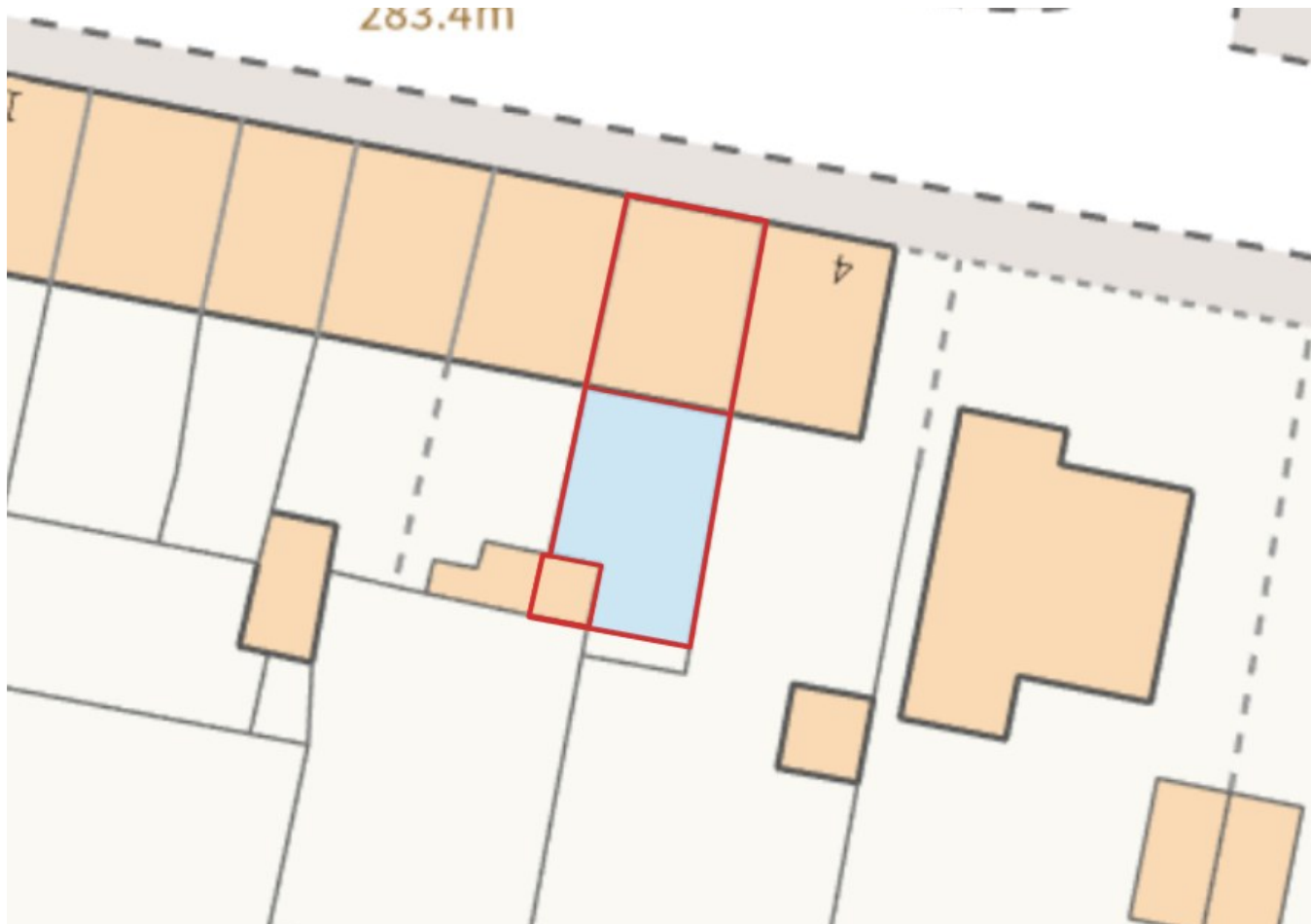
Total Area: 66.2 m² ... 712 ft²

All measurements are approximate and for display purposes only

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.



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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