



To buy

2 bed semi-detached house to buy in DH7

Church Square, Brandon, Durham,
Durham, DH7 8EE

£120,000

 x 2  x 1  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ No Onward Chain
- ✓ Semi Detached
- ✓ Two Bedrooms
- ✓ Neutrally Decorated
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting a delightful semi-detached house located in the charming town of Brandon, Durham. This residential property is available for sale with no onward chain, offering a hassle-free purchase for the prospective homebuyer.

Upon entering the property from the front door to the hallway, this leads you through to a well-presented, contemporary fitted kitchen offering a practical and stylish space for everyday living. Featuring a range of matching wood-effect wall and base units providing ample storage, complemented by sleek dark worktops and tiled splashbacks. Integrated appliances include a fridge freezer, gas hob with extractor, built-in oven, and stainless-steel sink with drainer. Also included is a dishwasher and washer dryer. The kitchen is finished with durable tiled flooring and benefits from excellent natural light via a window overlooking the front aspect, creating a bright and functional cooking environment.

The living accommodation features a spacious and cosy reception room, perfect for entertaining guests or enjoying a quiet evening at home. It's neutrally decorated with light paint and carpet with the benefit of a storage cupboard.

Leading from the living room through French doors, there is a bright and versatile conservatory providing an excellent additional reception room. Featuring glazed panels and a sloping glass roof that allows an abundance of natural light throughout the day, this room creates a pleasant area for dining, relaxing, or home working. French doors offer seamless access to the garden, while fitted blinds provide privacy and light control. Finished with carpeted flooring and neutral décor, the conservatory serves as a flexible extension of the main living accommodation.

To complete the ground floor there is a useful W/C.

To the first floor there are two well-appointed bedrooms, finished with carpeted flooring and neutral decor. Bedroom one benefits from a useful storage cupboard.

A family bathroom serves the bedrooms, with wood effect flooring and a neutral colour scheme its ready to move into. The bathroom a white 3 piece suite with white bathtub with shower over, W/C, wash basin.

Offering a great plot, this property is tucked in a corner, the front garden has a path leading to the front door and grass laid with lawn. To the rear, a private garden laid with lawn and fence enclosed is ideal for those summer months. The property has 2 allocated parking spaces.

Perfectly located in Brandon, situated around four miles south-west of Durham city centre. Brandon offers a range of local amenities, along with excellent transport links to neighbouring villages and Durham centre, making for an ideal location for many buyers.

Indulge in the charm and ease of this two-bedroom semi-detached house in Brandon, Durham. Value, comfort, and convenience, all wrapped into one, await the lucky homebuyer. No onward chain simplifies the buying process, making this residence a desirable choice indeed. Book your viewing today with Pattinson Estate Agents to start your journey towards acquiring this wonderful property in Durham.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

External



Kitchen

2.27m x 3.44m (7'5" x 11'3")



Living Room

4.33m x 3.12m (14'2" x 10'2")



Conservatory

3.15m x 2.63m (10'4" x 8'7")



Bedroom One

4.32m x 2.23m (14'2" x 7'3")



Bedroom Two

4.28m x 2.60m (14'0" x 8'6")





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Church Square, Brandon, Durham, Durham, DH7 8EE

Contact your local branch today for more information on this property:

**105 Gilesgate, Durham City, County Durham, Tyne & Wear, DH1 1JA, Tel: 0191 3832133,
durham@pattinson.co.uk, www.pattinson.co.uk**

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