



**Scripton Gill**

Brandon DH7 8BH

Offers In The Region Of £149,950





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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.

# Scripton Gill

Brandon DH7 8BH



- No chain involved
- EPC RATING - D
- Two reception rooms

- Highly sought after estate
- In need of some modernisation
- Garage and gardens

- Three bedrooms
- Lots of potential
- Refitted shower room

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this three bedroom semi detached house with gardens and garage. Well cared for but in need of some updating, it gives buyers the chance to put their own stamp on the property.

The floor plan comprises of an entrance porch, hallway with double doors to the living room, further double doors to a dining room and fitted kitchen with appliances. To the first floor there are two double bedrooms, a well proportioned single bedroom and bathroom which has been refitted with a walk-in shower. Externally there are gardens to the front and rear, a lengthy driveway for off street parking and garage with electric door. The property enjoys UPVC double glazing and gas central heating.

Scripton Gill is a sought after location on the outskirts of Brandon, only 4 miles from Durham City, with a range of local amenities including primary schools and shops, all within walking distance.

Viewing comes highly recommended.

## GROUND FLOOR

### Entrance Porch

Entered via UPVC double glazed door. With UPVC double glazed windows and internal door to the hall.

### Hall

With stairs leading to the first floor, radiator and glazed double doors to the living room.

### Living Room

13'6" x 12'5" (4.14 x 3.80)

Spacious reception room with two UPVC double glazed windows to the front, a feature fireplace housing an electric fire, coving, radiator and understairs storage cupboard. With double doors to the dining room.

### Dining Room

10'5" x 8'4" (3.19 x 2.55)

Having a UPVC double glazed window to the rear, coving and radiator.

### Kitchen

11'1" x 7'2" (3.38 x 2.19)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker with extractor over, integrated fridge/freezer and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear and side, a UPVC external door to the rear garden and wall mounted gas central heating boiler.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side and access to the loft.

### Bedroom One

15'6" x 8'7" (4.73 x 2.63)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bedroom Two

9'5" x 9'2" (2.88 x 2.81)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes, airing cupboard and radiator.

### Bedroom Three

10'8" x 6'9" (3.26 x 2.06)

Further well proportioned bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

### Bathroom/WC

6'2" x 6'2" (1.88 x 1.88)

Comprising of a walk-in cubicle with electric shower, hand wash basin and WC to a vanity unit, tiled walls and flooring, heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the rear.

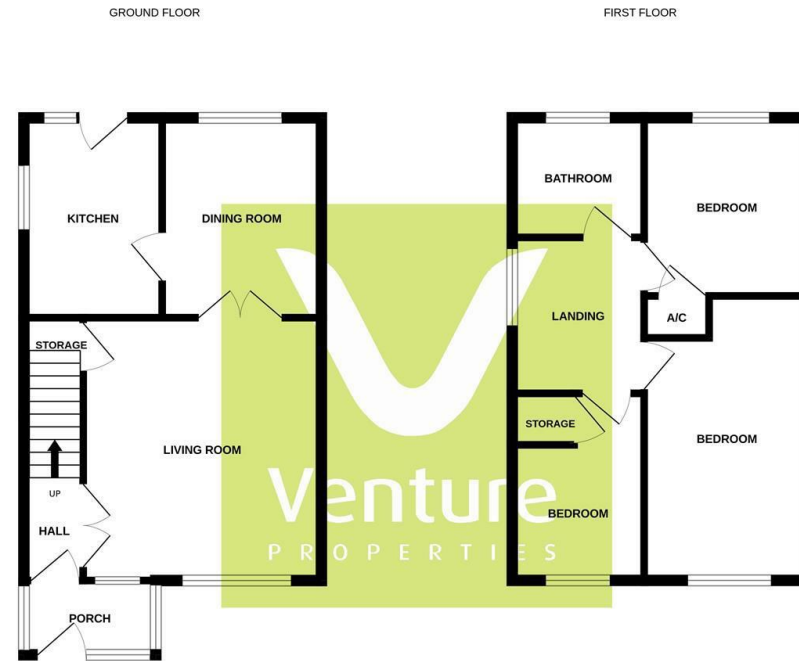
### EXTERNAL

To the front of the property is a lawned garden and block paved driveway which extends along the side of the house to the garage. At the rear is an enclosed garden with lawn and patio areas.

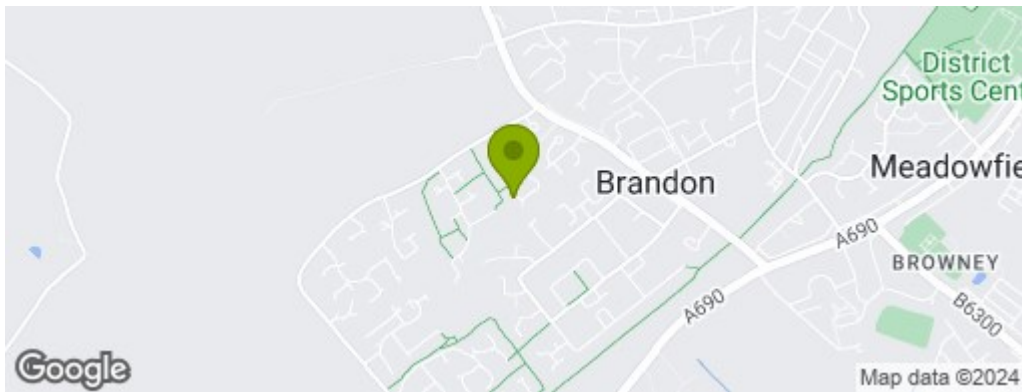
### Garage

16'3" x 8'11" (4.96 x 2.74)

Having an electric up and over door, power and lighting and UPVC double glazed window.



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.  
Made with Metrepro ©2024.



## Property Information

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - B

**0191 3729797**

4 New Elvet, Durham City, County Durham, DH1 3AQ  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)