



Hawthorne Park

Brandon DH7 8QF

Offers In The Region Of £99,950





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.



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- Rarely available location
- EPC RATING - E
- Stylish refitted bathroom

- An ideal starter home
- Two double bedrooms
- Generous plot

- Beautifully presented
- Modern refitted kitchen
- Easy access to local amenities

Venture Properties are delighted to offer for sale this immaculate semi detached home with larger than average garden, perfectly suited to first time buyers.

The property offers spacious and much improved living accommodation including an open plan living and dining room with feature fireplace, a contemporary refitted kitchen, a large master bedroom, a further double bedroom with built in storage and a stylish refitted bathroom. Externally there are lovely, landscaped gardens to the front and side, along with an enclosed lawned garden to the rear.

Enjoying a pleasant position, there are a range of local amenities including shops and a primary school, all within walking distance. There are good road and public transport links to Durham, which lies approximately 3 miles distant.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Hall

Welcoming entrance hallway with stairs leading to the first floor, under stairs cupboard, laminate flooring and radiator.

Open Plan Living and Dining Room

18'9" x 10'6" (5.72 x 3.22)

Spacious and well presented reception room with UPVC double glazed windows to the front and rear, a feature fireplace housing an electric fire, laminate flooring and radiator.

Kitchen

11'8" x 8'3" (3.56 x 2.52)

Fitted with a comprehensive range of contemporary units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, a fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, a breakfast bar, tiled splashbacks, laminate flooring, radiator and composite external door to the side..

FIRST FLOOR

Landing

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

Bedroom One

16'0" x 9'9" (4.89 x 2.98)

Generous double bedroom with two UPVC double glazed windows to the front, a built in wardrobe, storage cupboard and radiator.

Bedroom Two

10'6" x 10'6" (3.22 x 3.22)

Further double bedroom with a UPVC double glazed window to the rear, radiator and built in wardrobe housing the combi gas central heating boiler.

Bathroom/WC

8'4" x 6'8" (2.55 x 2.05)

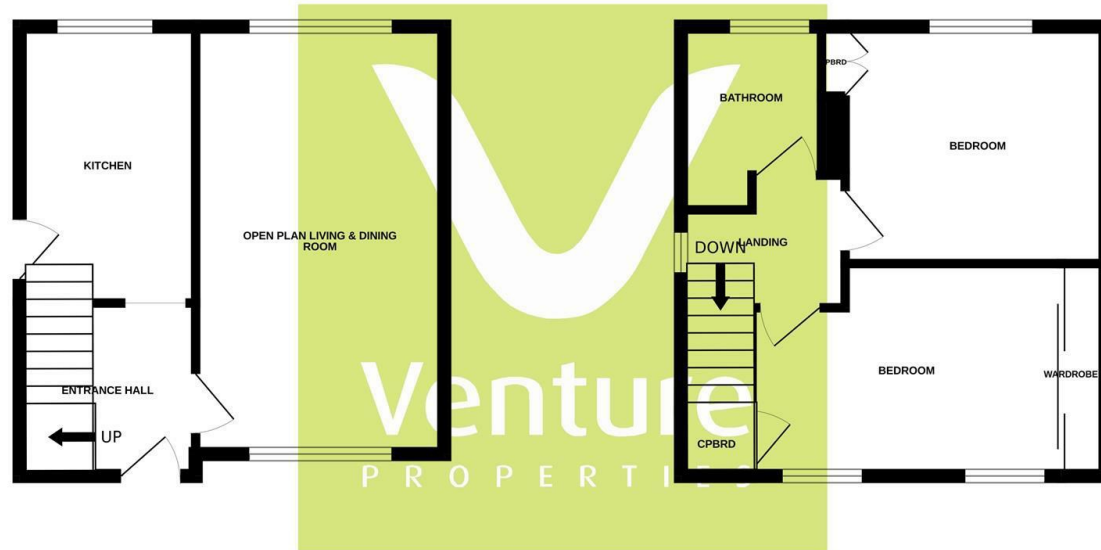
Stylish refitted bathroom comprising of a bath with mains fed shower over, hand wash basin to a vanity unit and WC. Having fully tiled walls and splashbacks, a heated towel rail, recessed spotlighting, an extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

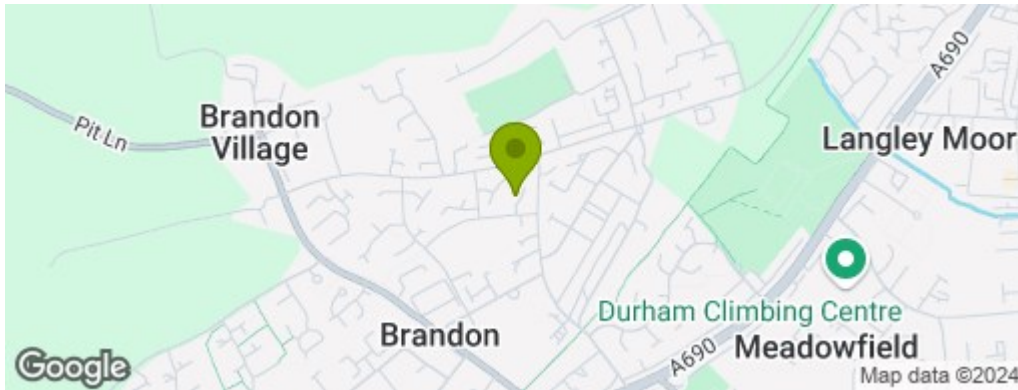
The property enjoys one of the largest plots in the cul de sac having a low maintenance landscaped garden to the front and side with a large decked patio area. There is an artificial lawned area and further enclosed, lawned garden with planted borders. There are also two useful storage sheds.

GROUND FLOOR

FIRST FLOOR



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.
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Property Information

EPC RATING - E : TENURE - FREEHOLD : COUNCIL TAX BAND - A

0191 3729797

4 New Elvet, Durham City, County Durham, DH1 3AQ
durham@venturepropertiesuk.com