



Roman Road

Brandon DH7 8UF

£115,000





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.



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Roman Road

Brandon DH7 8UF



- Well presented and much improved
- EPC RATING - D
- Superb for those looking to downsize

- Two double bedrooms
- Well maintained gardens
- Ideal for FTBs

- Garage and driveway
- Sought after location
- Only 4 miles from Durham City

SOLD STC - SIMILAR PROPERTIES REQUIRED!

A fantastic starter home or perfect for those looking to downsize, this much improved and well presented property occupies a pleasant position at the head of a cul-de-sac, overlooking a green to the front and with a garden and garage to the rear.

The property has a floor plan which briefly comprises of an extended entrance porch, spacious living room and a comprehensively fitted kitchen which has french doors opening in to the rear garden. To the first floor there are two good sized double bedrooms and a bathroom with white suite. Externally there is a lawned garden to the front, a low maintenance garden to the rear with a driveway for off street parking, as well as a detached garage.

Roman Road is a sought after location situated towards the edge of Brandon, close to lots of lovely countryside walks. There are a range of local amenities within the village, as well as within nearby Langley Moor, with a comprehensive range of shopping and recreational facilities available within Durham City centre which lies approximately 4 miles distant. It is also well placed for access to the A690 which provides good road links for commuting.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Porch

Entered via a UPVC door. This extended porch has stairs leading to the first floor, a UPVC double glazed window to the front and a radiator.

Living Room

14'9" x 10'8" (4.52 x 3.26)

Spacious reception room with a UPVC double glazed window to the front, laminate flooring, a radiator and understairs storage cupboard which also houses the combi gas central heating boiler.

Kitchen/Diner

14'0" x 7'5" (4.28 x 2.27)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over. Further features include a fridge/freezer space, plumbing for a washing machine, a UPVC double glazed window to the rear and french doors opening to the garden.

FIRST FLOOR

Landing

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

Bedroom One

14'0" x 9'9" (4.28 x 2.98)

Generous double bedroom with two UPVC double glazed windows to the front, laminate flooring, a radiator and useful storage cupboard.

Bedroom Two

12'7" x 8'11" (3.85 x 2.72)

Further well proportioned bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bathroom/WC

7'5" x 4'11" (2.27 x 1.51)

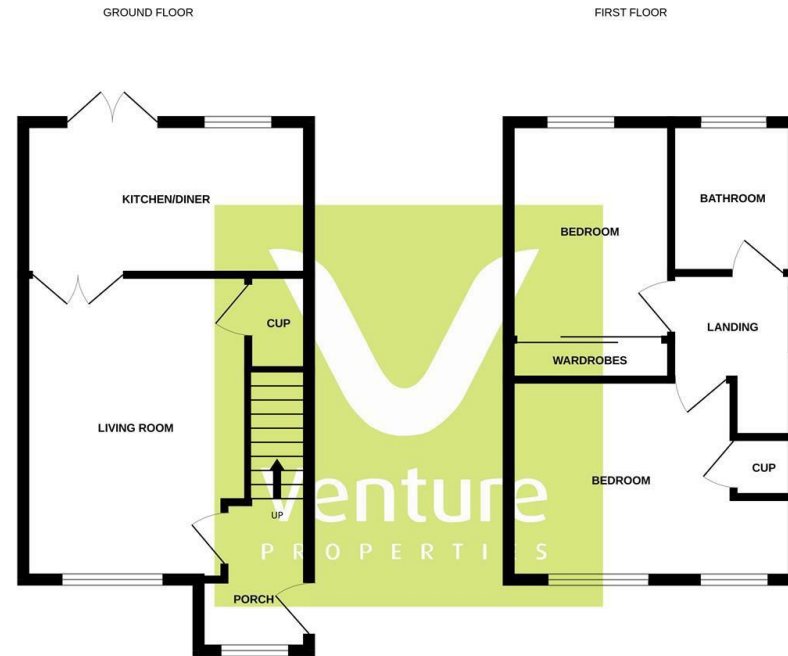
Fitted with a white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail and UPVC double glazed opaque window to the rear.

EXTERNAL

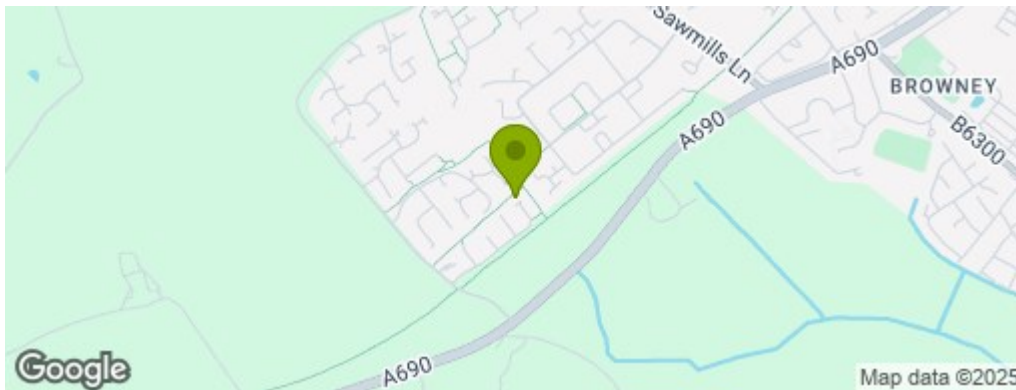
To the front of the property is a lawned garden with access to the side, whilst to the rear is an enclosed low maintenance garden with patio area and lawn. There is also a driveway for off street parking.

Garage

Detached single garage with up and over door and side door to the rear garden.



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 - D : TENURE - FREEHOLD : COUNCIL TAX BAND - A

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