



Cherry Park

Brandon DH7 8TN

Offers In The Region Of £97,500





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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Cherry Park

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- Stunning views to the front
- EPC RATING C
- Bathroom with four piece white suite

- Well presented throughout
- Three generously proportioned bedrooms
- Low maintenance gardens

- Comprehensively fitted kitchen & Utility room
- Two reception rooms
- Combi gas central heating & UPVC double glazing

Occupying a sought after position at the edge of this popular estate with superb open aspect views to the front across surrounding fields, Venture Properties are delighted to offer for sale this well presented, three bedroom mid link home.

The generously proportioned property has gas central heating via a combi boiler and UPVC double glazing, with accommodation comprising to the ground floor of an entrance hallway with downstairs WC, well presented living room with double doors leading in to the dining room which has french doors to the rear garden, comprehensively fitted kitchen and utility room. To the first floor are two spacious double bedrooms and further well proportioned third bedroom, as well as the bathroom with tastefully appointed white suite including shower cubicle. Externally there are low maintenance gardens to the front and rear.

The property enjoys a fantastic setting surrounded by countryside to the front, yet within easy reach of Durham City approximately 4.5 miles distant. There is an excellent local public transport service and a range of local shopping facilities as well as primary schools, all within walking distance.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor, large storage cupboard and central heating radiator.

Cloakroom/WC

With a low level WC, wash hand basin inset to vanity unit, laminate flooring, central heating radiator and UPVC double glazed opaque window to the front.

Living Room

12'9" x 11'5" (3.89 x 3.48)

Well presented reception room with a UPVC double glazed bow window to the front, coving, central heating radiator and sliding doors leading to the dining room.

Dining Room

9'4" x 8'3" (2.87 x 2.54)

Having a central heating radiator, coving and double glazed UPVC french doors to the rear garden.

Kitchen

11'6" x 8'3" (3.53 x 2.54)

Fitted with a comprehensive range of white wall and base units having contrasting wood effect work surfaces incorporating a one and a half bowl sink unit with mixer taps over, cooker space and hob with extractor over and plumbing for a washing machine and dishwasher. Having tiled splashbacks, laminate flooring, central heating radiator, space for a breakfast table and chairs and UPVC double glazed window to the rear.

Utility Room/Rear Lobby

Having laminate flooring, fitted base and wall unit with contrasting worktops, fridge/freezer space, UPVC double glazed opaque window to the rear and UPVC door leading to the rear garden.

FIRST FLOOR

Landing

Having a cupboard housing the combi gas central heating boiler and loft access via retractable ladder.

Bedroom One

11'5" x 10'2" (3.48 x 3.10)

Double bedroom with a UPVC double glazed window to the front enjoying superb views over surrounding fields, a range of fitted wardrobes with top cupboards, coving and a central heating radiator.

Bedroom Two

11'5" x 10'11" (3.48 x 3.35)

Spacious double bedroom with a UPVC double glazed window to the rear, coving and central heating radiator.

Bedroom Three

9'10" x 8'5" (3.02 x 2.59)

Well proportioned third bedroom with a UPVC double glazed window to the rear, storage cupboard, coving and central heating radiator.

Bathroom/WC

9'8" x 6'5" (2.95 x 1.98)

Fitted with a white suite comprising of a panelled bath, separate shower cubicle, wash hand basin inset to vanity unit and low level WC. Having fully tiled walls, central heating radiator and UPVC double glazed opaque window to the front.

EXTERNAL

To the front of the property is a blocked paved garden with planted borders whilst to the rear is a well presented, enclosed garden which has been designed with easy maintenance in mind, having a shed, external lighting and cold water tap.

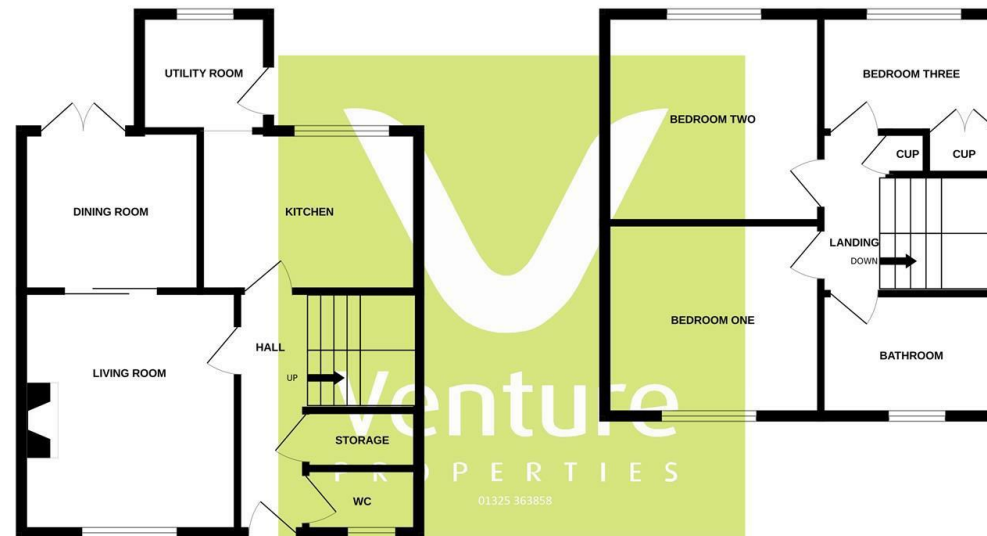
Outlook To The Front

AGENT NOTES

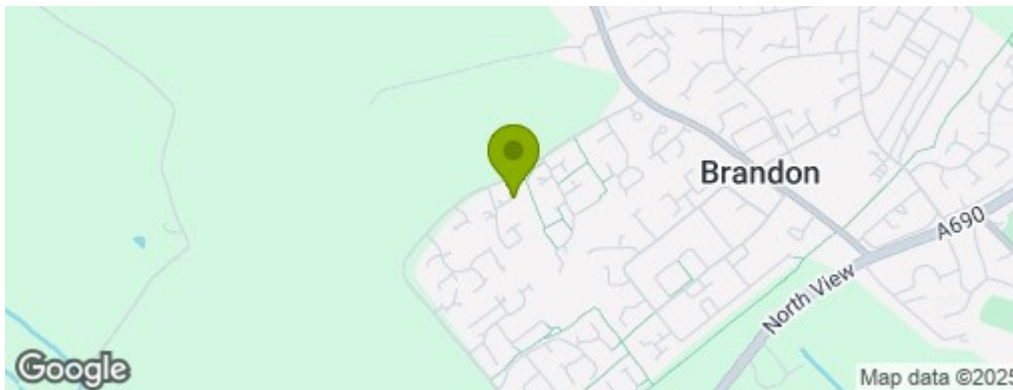
Tenant is in situ until 28th February 2026.

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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 65 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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