

**STUART
EDWARDS**



Linden Park
, Brandon DH7 8PX

- SEMI DETACHED HOUSE
 - 2 BEDROOMS
- AVAILABLE IMMEDIATELY
- KITCHEN WITH OVEN AND HOB
 - GARDEN
- RE-DECORATED
 - UNFURNISHED
- 4 MILES FROM DURHAM CITY
- BATHROOM WITH SHOWER
- OFF ROAD PARKING

£595 Per Month

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

Recently re-decorated semi detached house available immediately on an unfurnished basis. Internally the property comprises: entrance hallway, lounge and fitted kitchen with oven and hob. A staircase from the lounge leads to the first floor landing, 2 bedrooms and bathroom suite with shower. Externally there's an enclosed garden to the rear whilst to the rear there's a garden with driveway to provide off road parking. Having gas central heating and UPVC double glazing throughout. Just 4 miles from Durham City centre. Viewings are recommended.

AREA INFORMATION

Brandon is well serviced with a wide range of local amenities which including its own doctors surgery, pharmacy, supermarkets, library, post office primary/junior school and children's nursery. Durham City is situated approximately 4 miles away with its delightful cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE HALLWAY

UPVC entrance door leading to hallway with double radiator.

LOUNGE

18'4" x 9'10"

Two double radiators and stairs to the first floor landing.

KITCHEN/DINER

20'9" x 8'9"

Range of wall and floor units with laminate worktops incorporating breakfast bar and inset stainless steel sink unit. Integrated oven, hob and extractor hood. Tiled splashbacks, vinyl flooring, plumbed for automatic washing machine, storage cupboard, double radiator, UPVC double glazed rear entrance door and space for a dining table.

FIRST FLOOR LANDING

Double radiator, storage cupboard housing the gas combi boiler and access to loft space.

BEDROOM 1

17'8" x 9'11"

Double radiator.

BEDROOM 2

8'10" x 9'8"

Double radiator.

BATHROOM

9'8" x 8'8"

Low level wc, wash hand basin, panel bath with mains fed shower over and glass screen, vinyl flooring, part décor panelled walls, radiator and extractor fan.

REAR GARDEN

With driveway to provide off road parking.

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8609-4332-3529-3707-2343>

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

