



## Holly Park

Brandon, Durham DH7 8QE

- Available Immediately
- 3 Bedroom Semi Detached House
  - Kitchen & Utility
  - Off Road Parking
- Unfurnished
  - Lounge
  - Bathroom
  - Gardens

£695 PCM



**Council Tax Band: A**  
**EPC Rating: D**

**AREA INFORMATION**

Brandon village 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.

**FULL DESCRIPTION**

Well presented semi detached house, available immediately on an unfurnished basis. The living accommodation comprises: entrance hallway, lounge with French doors leading to the garden and modern fitted kitchen with utility. To the first floor: landing, 3 bedrooms and full family bathroom suite. Externally off road parking is provided for two cars and there are gardens to the front and rear with a paved patio area. Benefiting from gas central heating and UPVC double glazing. Viewings are recommended.

**LOUNGE**  
18'11" x 10'11"

**KITCHEN**  
12'2" x 11'3"

**UTILITY**  
7'5" x 8'0"

**FIRST FLOOR LANDING**

**BEDROOM 1**  
11'6" x 10'11"

**BEDROOM 2**  
12'4" x 8'10"

**BEDROOM 3**  
8'0" x 7'1"

**BATHROOM**  
6'5" x 5'0"

**EXTERNALLY**  
Outside there are front and rear gardens. The front overlooks green, whilst the rear has a pleasant patio area and parking.

**IMPORTANT INFORMATION**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**VIEWING**

Contact Stuart Edwards Estate Agents for an appointment to view.

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.

