

STUART EDWARDS



Foxes Row , Brancepeth DH7 8DH

- EXTREMELY RARE TO THE MARKET
- 3 DOUBLE BEDROOMS & DRESSING ROOM
 - KITCHEN & UTILITY ROOM
- LARGE BLOCK PAVED DRIVEWAY
- IN NEED OF RENOVATION WORKS
- HIGHLY REGARDED VILLAGE
 - LOUNGE & DINING ROOM
- BATHROOM & DOWNSTAIRS CLOAKROOMS/WC
 - SUBSTANTIAL WELL MAINTAINED GARDEN
 - NO ONWARD CHAIN

Offers In The Region Of £395,000





FULL DESCRIPTION

Rare do properties become available in the highly sought after Brancepeth Village due to its idyllic setting.

This semi detached house is in need up updating, perfect for any purchaser looking to add their own taste to a property in a top quality location.

An entrance porch leads to a downstairs cloakroom/wc and spacious hallway with doors leading to all rooms. There's a generous lounge, separate dining room with double doors accessing the garden and fitted kitchen with a useful utility room. Stairs from the hallway lead to the first floor landing with a storage cupboard and loft access. The master bedroom boasts a dressing area.

There are a further 2 double bedrooms and a family bathroom with a four piece bathroom suite.

Externally there is a block paved driveway to provide off road parking and a walled garden to the side. Additionally there is an substantial and well established rear garden with a large paved patio area and well maintained laid lawn with mature borders.

The property has electric storage heaters to the ground floor and single wood glazed windows with internal secondary glazing.

Available with no onward chain and sure to prove extremely popular amongst buyers. Therefore early viewings are strongly recommended to avoid disappointment.

VILLAGE INFORMATION

Brancepeth Village is a conservation area and one of the most picturesque and sought after villages in County Durham.

Everything to do with the village and St Brandon's Church can be found in the monthly Brancepeth Parish Newsletter, which is delivered to all houses. A championship golf course is located in what were the stables to the attractive Medieval Castle. It is an 18-hole course which offers reduced membership for playing 9 holes only and a social membership is approximately 30 pounds per year. Within the castle courtyard there is a coffee shop with indoor and outdoor seating.

Residents take a real pride in their village, and it is annually entered into Northumbria in Bloom. There are regular tidy ups for both the village and churchyard.

The village lies close to the A690 providing access to neighbouring villages such as Willington and Brandon with amenities such as libraries, health centres, various shops and schools can be found. Durham City Centre is located approximately 5 miles west of the village and the A167 is also within easy reach to provide road links both north and south of the region.

ENTRANCE PORCH

Hardwood entrance door with glass side panels, ceramic tiled flooring, coved ceiling and storage cupboard.

CLOAKROOM/WC

Close coupled wc, pedestal wash hand basin, night storage radiator, ceramic tiled flooring and half tiled walls.

HALLWAY

Coved ceiling, night storage radiator and stairs leading to the first floor landing.

LOUNGE

Coved ceiling and night storage radiator.

DINING ROOM

Coved ceiling, night storage radiator and double doors leading to the garden.

KITCHEN

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks, coved ceiling, night storage radiator and laminate flooring.

UTILITY ROOM

Range of floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks, coved ceiling and storage cupboard.

FIRST FLOOR LANDING

Storage cupboard and loft access.

BEDROOM 1

Coved ceiling through to the dressing room.

DRESSING ROOM

Coved ceiling and a range of fitted wardrobes.

BEDROOM 2

Coved ceiling.

BEDROOM 3

Coved ceiling.

BATHROOM

Green suite comprising: close coupled wc, bidet, pedestal wash hand basin, panel bath, half tiled walls and vinyl flooring.

LARGE BLOCK PAVED DRIVEWAY

Providing off road parking spaces.

GARDENS

The property boasts a private, substantial garden. Its well established with a large paved patio area, laid lawn and mature borders with an abundance of plants, shrubs and trees.



EPC.

EPC Rating - F

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2986-1560-2205-3135>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP



THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

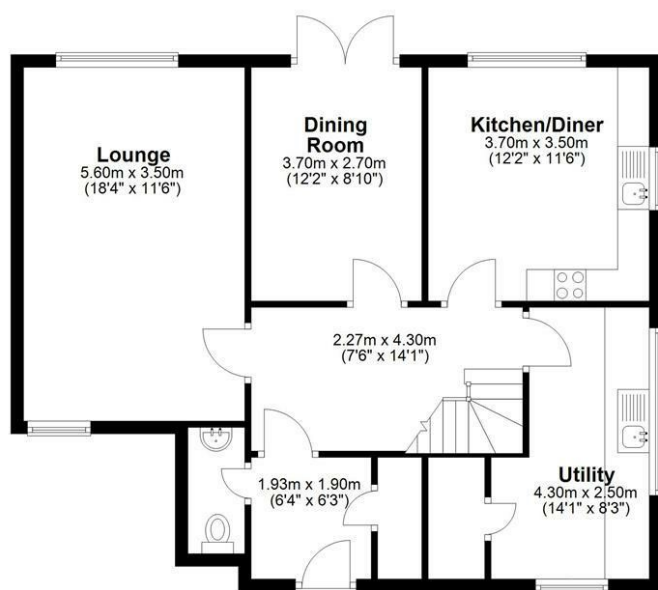
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



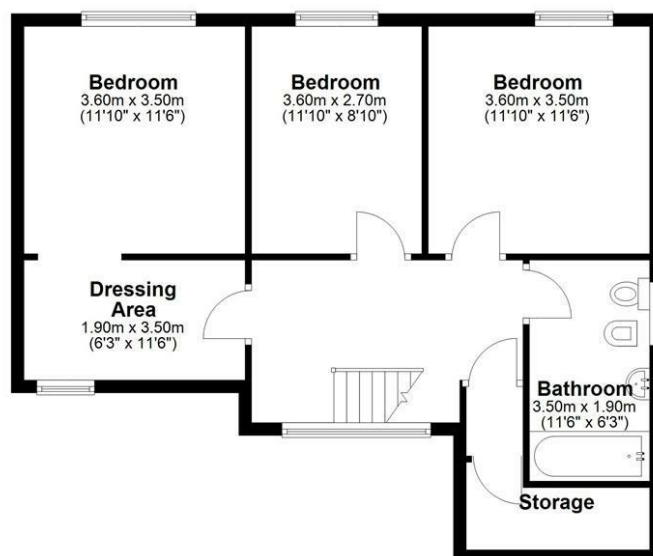
Council Tax Band: E
EPC Rating:



Ground Floor



First Floor



Total area: approx. 138.5 sq. metres (1490.4 sq. feet)
7 Foxes Row, Durham

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

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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.