



Lowland Road, Brandon, DH7 8NN  
3 Bed - Bungalow - Dormer Detached  
O.I.R.O £220,000

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## Lowland Road Brandon, DH7 8NN

No Upper Chain \*\* Stunning Dormer Style Detached Bungalow \*\* Upgraded & Enhanced Throughout \*\* Private & Sunny Rear Aspect \*\* Landscaped Gardens & Parking \*\* Spacious & Versatile Layout \*\* Convenient to Amenities & Transport Links \*\* Outskirts of Durham \*\* Early Viewing Advised \*\*

The expansive and adaptable layout includes: an entrance porch, welcoming hallway, charming snug with French doors to the rear garden, spacious lounge and dining area with access to the patio, and a modern kitchen equipped with integral appliances and room for a breakfast table. Additionally, there's a convenient utility cupboard and access to the rear porch and garage/store. Also on the ground floor, there's a WC and a generous double bedroom with an en-suite bathroom/WC. Upstairs, there are two more bedrooms and bathroom/WC. Outside, the property boasts landscaped gardens both front and rear, with parking available via a driveway leading to the single garage/store. The rear garden offers privacy and enjoys a sunny aspect.

Lowland Road has a local library, post office, shopping facilities, bus connections and is within easy reach of everyday facilities and amenities available within Brandon itself as well as nearby Meadowfield and Langley Moor. More comprehensive shopping and recreational facilities and amenities are available within Durham City Centre which is just over 4 miles distant. It is also within a few minutes drive of the A(167) Highway which provides good road links to both North and South.













## GROUND FLOOR

### Entrance Porch

### Inviting Hallway

### Living & Dining Room

25'1 x 11'10 (7.65m x 3.61m)

### Snug

10'1 x 9'9 (3.07m x 2.97m)

### Breakfasting Kitchen

16'9 x 8'9 (5.11m x 2.67m)

### Bedroom

10'11 x 9'9 (3.33m x 2.97m)

### En-Suite Bathroom/WC

6'2 x 5'5 (1.88m x 1.65m)

### WC

### Rear Porch

### Garage/Store

15'3 x 8'10 (4.65m x 2.69m)

## FIRST FLOOR

### Bedroom

11'10 x 10'8 (3.61m x 3.25m)

### Bedroom

10'1 x 6'9 (3.07m x 2.06m)

### Bathroom/WC

6'9 x 5'10 (2.06m x 1.78m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2059 p.a

Energy Rating: E



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided. The property is being sold on behalf of a Robinsons Director.

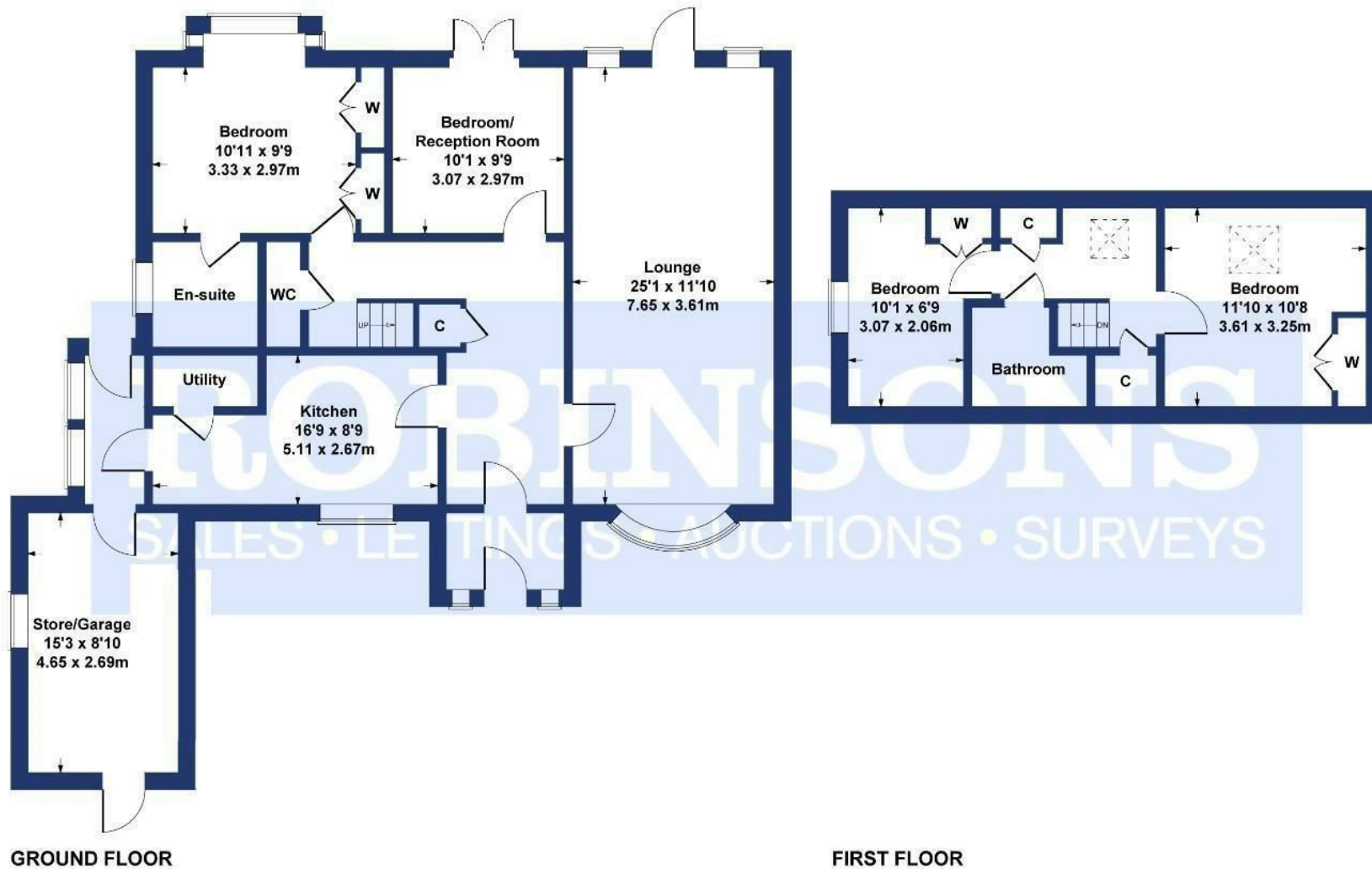




# Lowland Road

Approximate Gross Internal Area  
1511 sq ft - 140 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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