



Station Avenue, Brandon, DH7 8QQ  
2 Bed - House - End Terrace  
£147,500

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# Station Avenue

## Brandon, DH7 8QQ

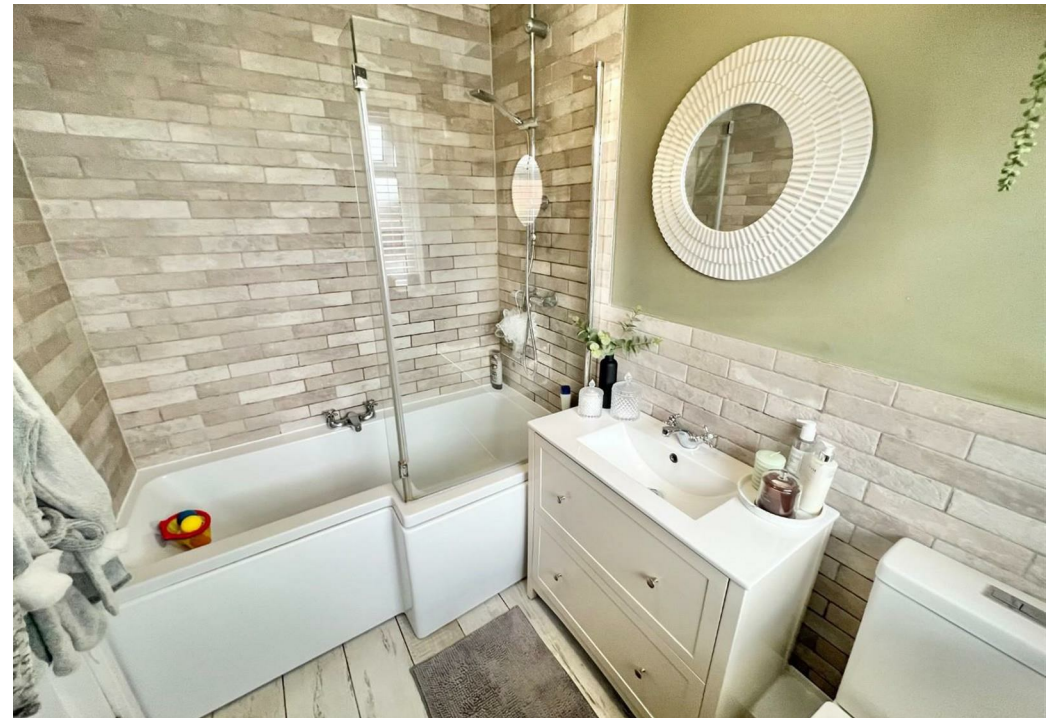
Stunning Refurbished Property \*\* Ideal Starter or Young Family Home \*\* Popular & Convenient Location \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Rear Courtyard & Garage \*\* Local Amenities & Road Links \*\* Outskirts of Durham \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance vestibule, hallway with under stair storage, comfortable lounge with bay window and feature fireplace. The dining room provides a fabulous space for entertaining or relaxation and leads to the modern fitted kitchen which has a selection of integral appliances. The rear lobby provides storage, access to the rear external, and the sumptuous bathroom/WC. The first floor has two double bedrooms, one of which has the potential of splitting into two, subject to any consents. Outside the property occupies a pleasant position with front courtyard garden overlooking the allotments. Whilst the rear has an enclosed yard and garage.

Station Avenue is in close proximity to the local library, post office, shopping facilities and bus connections. It is also 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 Vestibule

### Hall

### Lounge

13'04 x 10'11 (4.06m x 3.33m)

### Dining Room

13'04 x 12'02 (4.06m x 3.71m)

### Kitchen

14'01 x 8'06 (4.29m x 2.59m)

### Rear Lobby

### Bathroom/WC

7'10 x 5'05 (2.39m x 1.65m)

## FIRST FLOOR

### Bedroom

15'04 x 11'02 (4.67m x 3.40m)

### Bedroom

13'04 x 12'06 (4.06m x 3.81m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18Mbps, Superfast 67Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

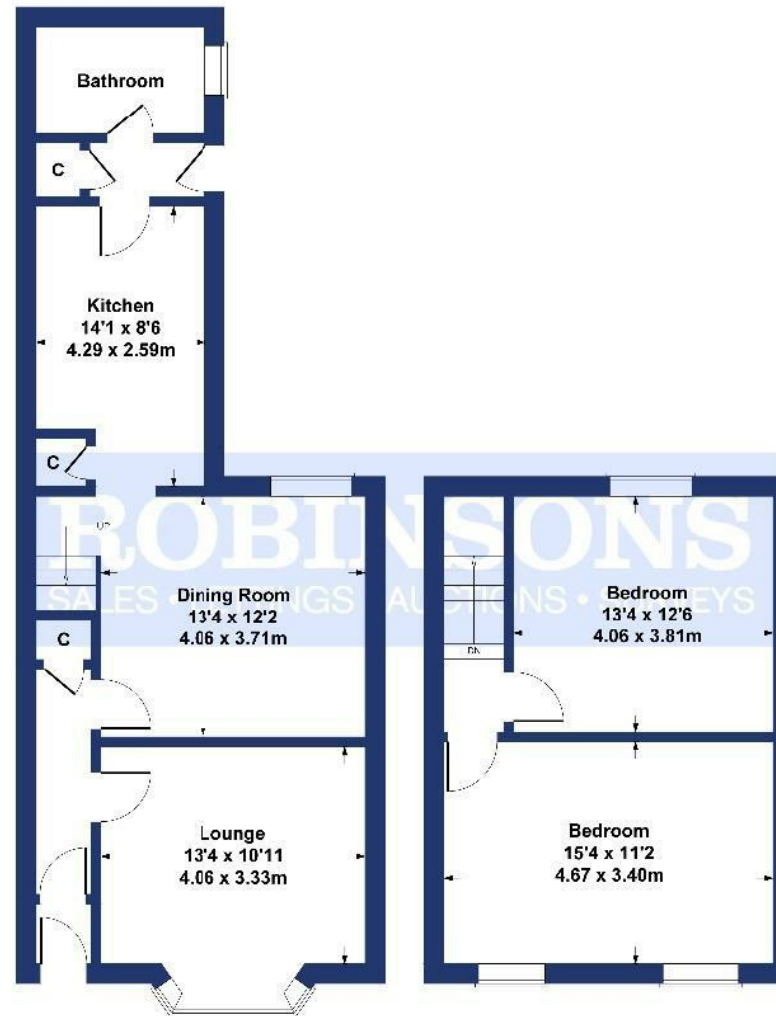
Council Tax: Durham County Council, Band A - Approx. £1621p.a

Energy Rating: Pending

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.

# Station Avenue

Approximate Gross Internal Area  
993 sq ft - 92 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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. 2024

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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