



Brancepeth View, Brandon, DH7 8TT  
3 Bed - House - Detached  
O.I.R.O £230,000

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# Brancepeth View Brandon, DH7 8TT

Stunning Family or First Home \*\* Pleasantly Situated \*\* Large Front & Rear Gardens \*\* Ready to Move In Condition \*\* Modern Kitchen & Bathroom \*\* Ample Driveway Parking & Garage \*\* Outskirts of Durham \*\* Access to Walking & Cycle Routes \*\* Double Glazing & GCH \*\* Must Be Viewed \*\*

The floor plan comprises: entrance vestibule, comfortable lounge which flows through to the dining area, which in-turn has French doors to the rear garden. The inner lobby has stairs to the first floor and access to the cloak/WC and fabulous fitted kitchen having French doors opening to the rear garden. The first floor has three good size bedrooms and modern family bathroom/WC, which has a separate walk-in double shower.

The residence enjoys a delightful location on the outskirts of the popular Brancepeth View development. It is situated in a semi-rural setting on the fringes of Brandon. This locale offers a plethora of local conveniences and shops, contributing to a comfortable lifestyle. Moreover, it boasts seamless connectivity to Durham City Centre, merely 4 miles away, ensuring easy access to its array of attractions and amenities.

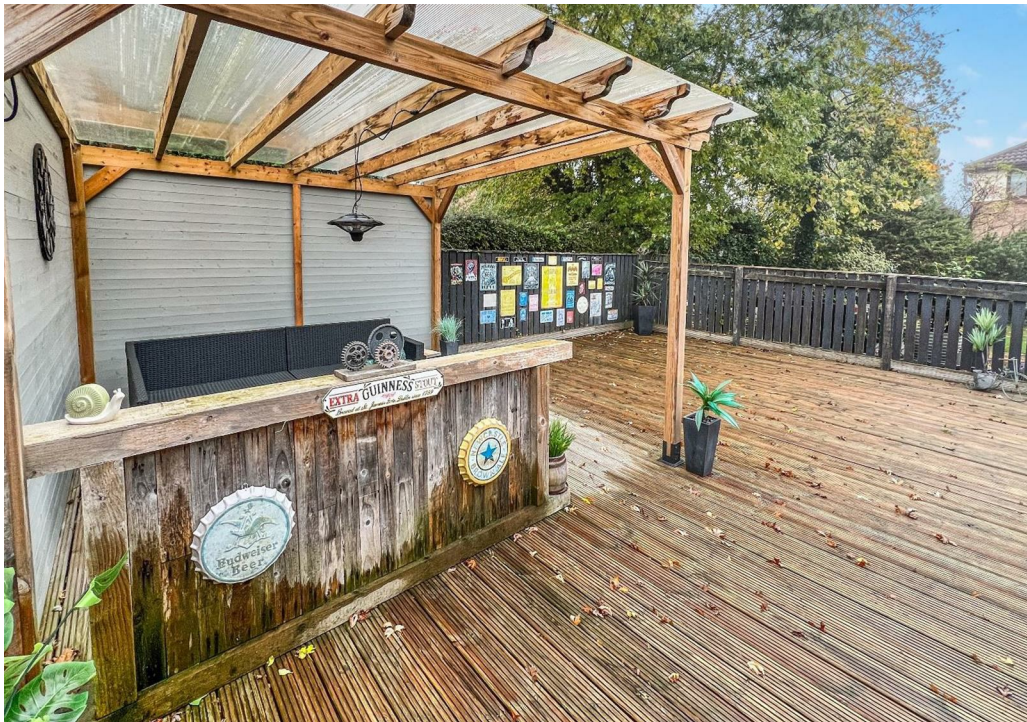
Brandon's strategic positioning facilitates convenient commuting, being in close proximity to the A690 Highway. This arterial route not only links to neighbouring towns but also connects to major regional centres, enhancing accessibility and making travel hassle-free.











## GROUND FLOOR

### Entrance Vestibule

### Lounge

13'4 x 10'9 (4.06m x 3.28m)

### Dining Area

9'4 x 9'3 (2.84m x 2.82m)

### Inner Lobby

### WC

### Kitchen

10'0 x 9'6 (3.05m x 2.90m)

## FIRST FLOOR

### Bedroom

13'6 x 10'4 (4.11m x 3.15m)

### Bedroom

10'3 x 9'8 (3.12m x 2.95m)

### Bedroom

10'0 x 7'6 (3.05m x 2.29m)

### Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 75 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

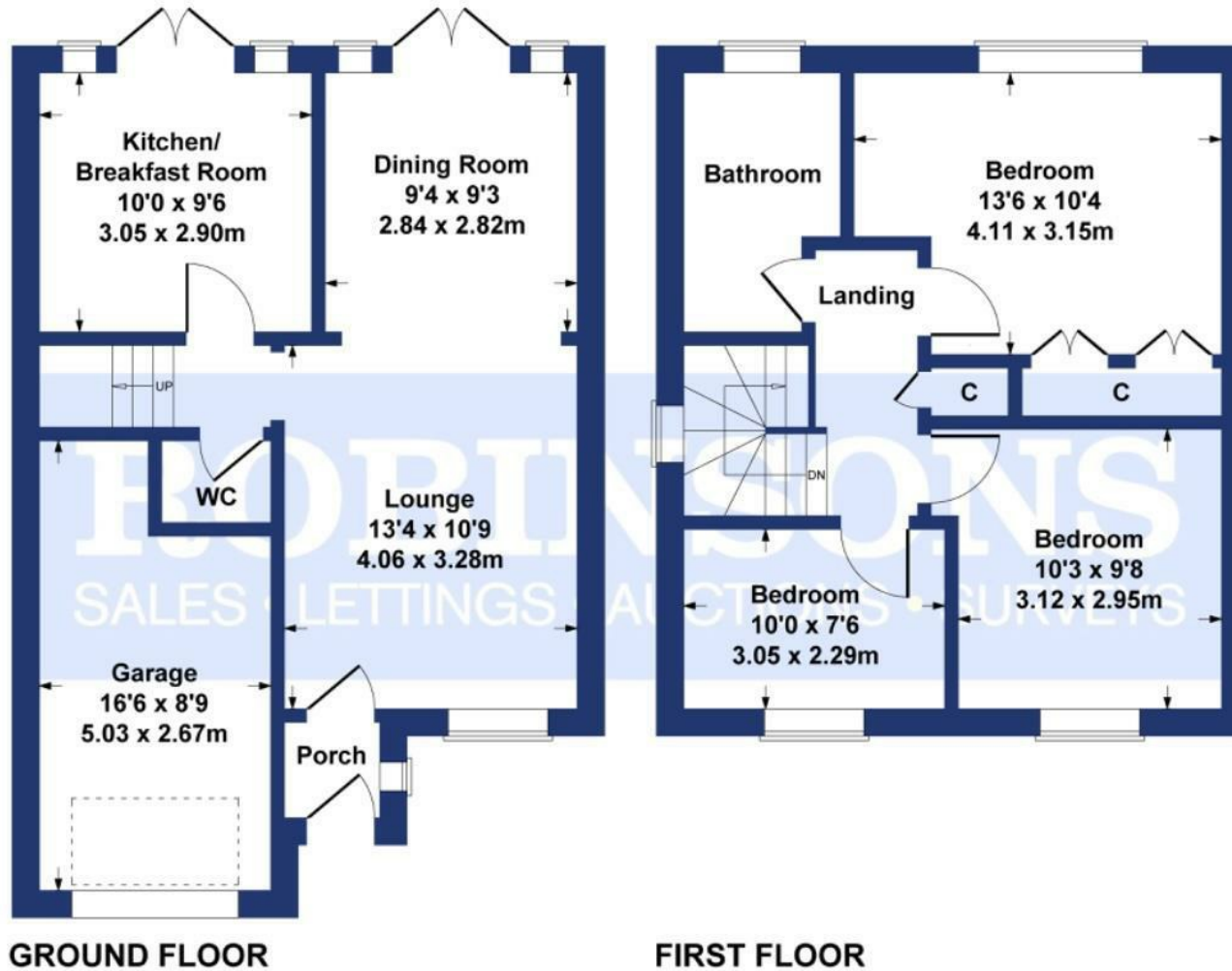
Council Tax: Durham County Council, Band C - Approx. £2161 p.a

Energy Rating: C

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.

# Brancepeth View

Approximate Gross Internal Area  
994 sq ft - 92 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(61-81)	B		
(49-60)	C	71	
(35-48)	D		
(29-34)	E		
(21-28)	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. 2024

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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