



Grey Gables, Brandon, DH7 8QW
3 Bed - House - Semi-Detached
£108,000

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Grey Gables

Brandon, DH7 8QW

No Upper Chain ** Pleasantly Situated ** Well Presented ** Good Further Potential ** Extended Floor Plan ** Local Amenities & Road Links ** Outskirts of Durham ** Upvc Double Glazing & GCH ** Generous Gardens ** Must Be Viewed ** Property Can Be Sold With Appliances **

Upon entering, you are welcomed by an inviting hallway with stair access to the first floor, leading through to a fitted kitchen, a comfortable lounge, and a dining room—ideal for relaxing or entertaining guests. There is also a spacious and practical utility room with a door providing access to the front exterior.

The property boasts three generously sized bedrooms, offering ample space for a family or guests. The bathroom is well-appointed with a white suite.

One of the standout features of this home is its generous, well-maintained gardens, perfect for enjoying the outdoors during the warmer months. The well-presented interior reflects the care and attention given to this property, making it ready for you to move in and add your personal touch.

With great potential for further enhancement, this home offers the opportunity to customise and improve to suit your preferences. Whether you wish to expand the living space or create a stunning outdoor retreat, the possibilities are endless.

Brandon is a charming village in County Durham, offering a peaceful and community-focused lifestyle. Conveniently situated near local amenities, schools, and transport links, it is an ideal location for families and professionals alike. The village boasts a variety of shops, eateries, and recreational facilities, ensuring residents have everything they need within easy reach.











GROUND FLOOR

Hallway

Kitchen

13'0 x 11'6 (3.96m x 3.51m)

Utility Room

11'07 x 6'09 (3.53m x 2.06m)

Lounge Dining Room

20'4 x 13'0 (6.20m x 3.96m)

FIRST FLOOR

Bedroom

11'10 x 11'9 (3.61m x 3.58m)

Bedroom

11'10 x 8'5 (3.61m x 2.57m)

Bedroom

8'5 x 6'6 (2.57m x 1.98m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

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

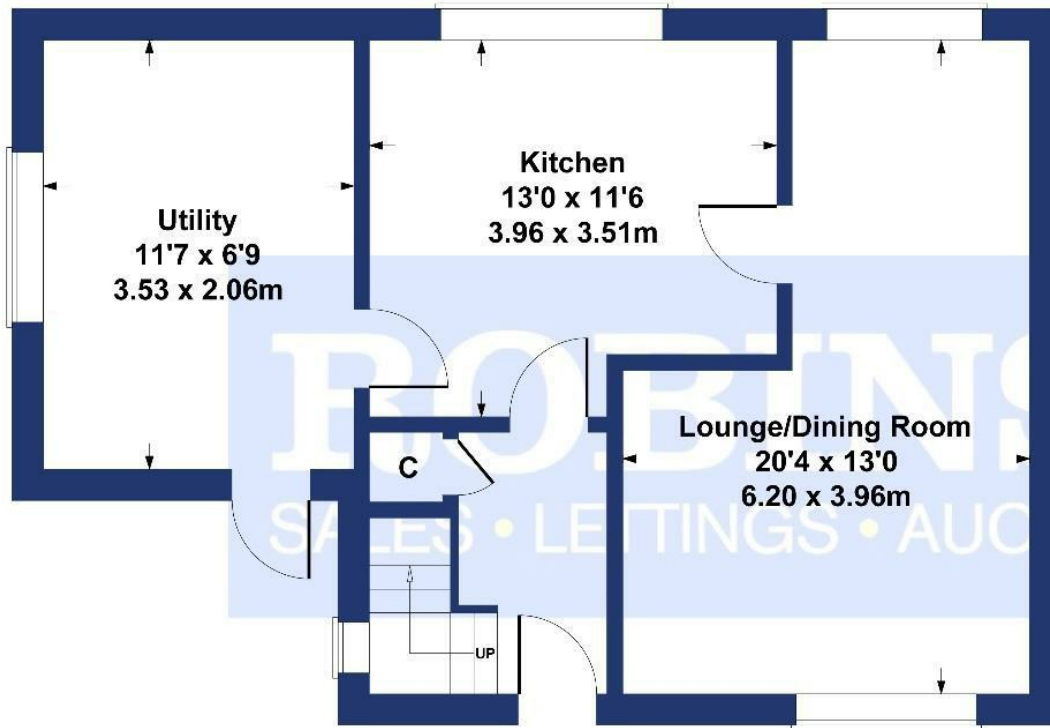
Energy Rating: D

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.

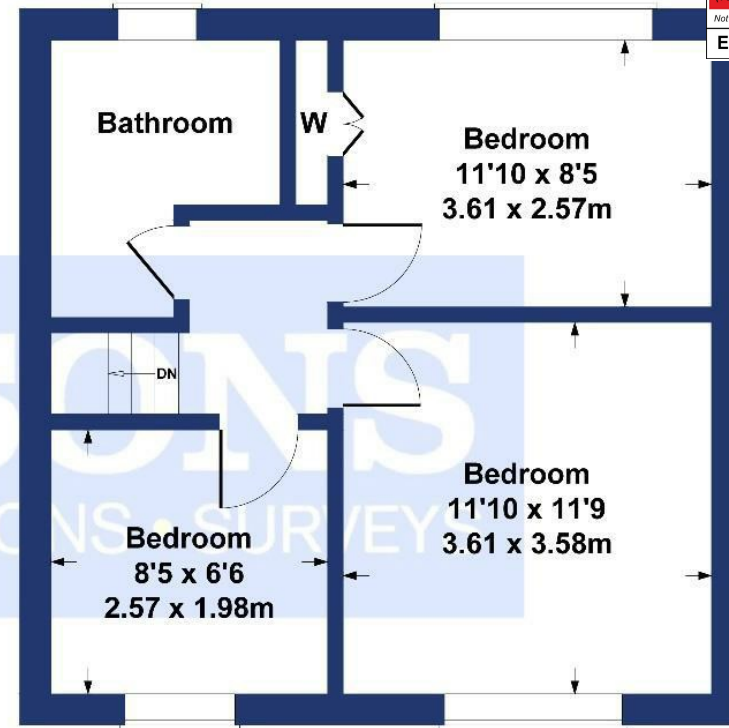
Grey Gables

Approximate Gross Internal Area
1021 sq ft - 95 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

