Palm Lea

Brandon DH7 8SW

Offers In The Region Of £120,000

Venture
PROPERTIES

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x 3 x 1 x 1

- Perfect starter home
- EPC RATING - TBC
- Re-wired
- Ideal for growing families
- Impressive open plan kitchen and dining room
- Re-roofed
- Three well proportioned bedrooms
- Modern bathroom
- Well presented throughout

Venture Properties are delighted to offer the opportunity to purchase this spacious and much improved home offering three generous bedrooms, gardens and enjoying extended views to the front. The property is situated in a popular location with easy access to local amenities, road and public transport links to Durham City, which lies approximately 3.5 miles distant.

The impressive floor plan comprises of a hallway, a large double aspect living room and superb open plan kitchen and dining room. To the first floor there are two generous double bedrooms, further well proportioned single bedroom, loft room and a modern refitted bathroom. Externally there are well maintained gardens to the front and rear.

Viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall
Entered via UPVC double glazed door. With stairs leading to the first floor and laminate flooring.

Living Room
18'4" x 9'11" (5.61 x 3.04)
Spacious living room with UPVC double glazed windows to the front and rear, feature fireplace housing a gas fire, laminate flooring and two radiators.

Open Plan Kitchen and Dining Room
18'4" x 14'1" (5.61 x 4.31)
An impressive open plan kitchen and dining room which is perfect for modern family living and entertaining. The kitchen area has been refitted with range of wall and floor units having contrasting work tops incorporating a stainless steel sink unit with mixer tap, a built in stainless steel oven and hob with extractor over, fridge/freezer space and spaces for a washing machine and tumble dryer. Further features include a two UPVC double glazed windows to the rear, an external door to the rear garden with side window, tiled splashbacks and flooring, recessed spotlighting and understairs cupboard.

The dining area also has a UPVC double glazed window to the front, laminate flooring and radiator.

FIRST FLOOR

Landing
With a UPVC double glazed window to the rear, radiator and storage cupboard.

Bedroom One
12'6" x 10'0" (3.82 x 3.05)
Generous double bedroom with a UPVC double glazed window to the front, loft access, radiator and storage cupboard which houses the combi gas central heating boiler.

Bedroom Two
10'9" x 10'2" (3.28 x 3.10)
Double bedroom with a UPVC double glazed window to the front, radiator and ladder access to the loft room.

Bedroom Three
7'11" x 7'10" (2.42 x 2.40)
Further well proportioned bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

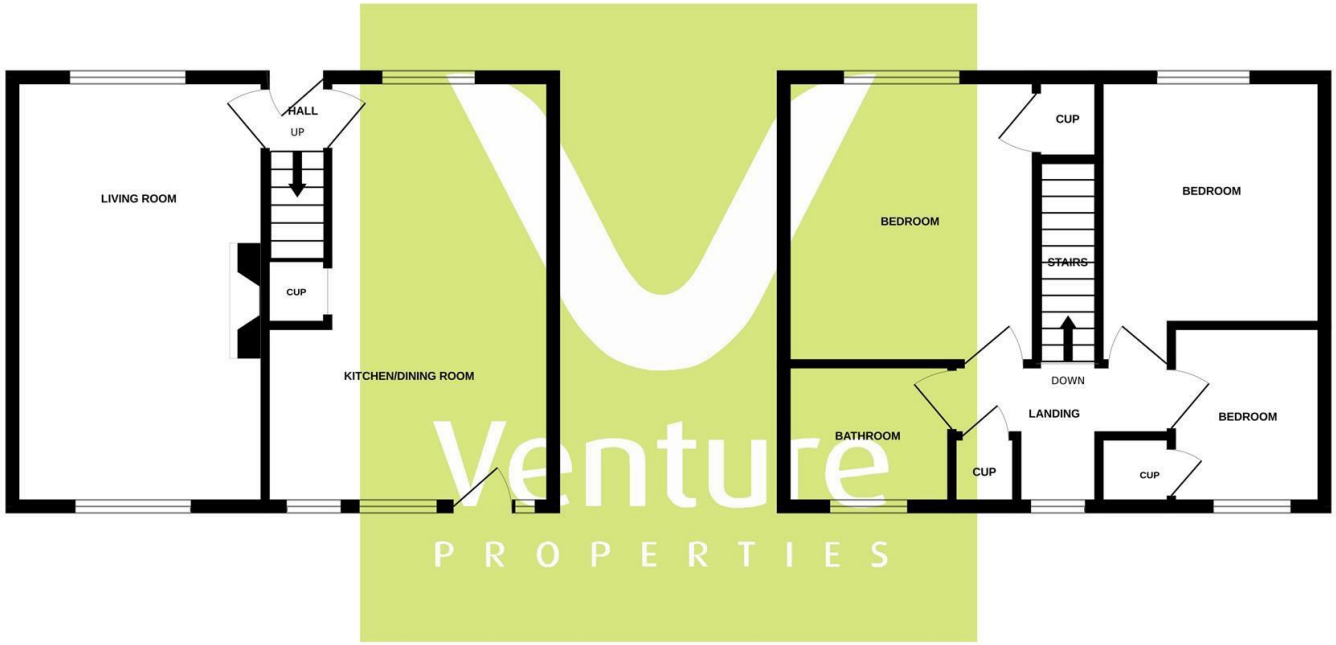
Bathroom/WC
6'11" x 5'5" (2.13 x 1.67)
Modern refitted bathroom comprising of a panelled bath with mains fed shower over, pedestal hand wash basin and WC. Having tiled splashbacks, a heated towel rail and UPVC double glazed opaque window to the rear.

Loft Room
With velux window and radiator.

EXTERNAL
There are well maintained, lawned gardens to the front and rear of the property, along with a patio area. The current owners currently rent a garage in a nearby block from Durham County Council. Any potential buyer would need to make their own enquiries should they wish to continue with this arrangement.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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