



**STUART  
EDWARDS**

## Scripton Gill

Brandon, Durham DH7 8BQ

- BEAUTIFULLY PRESENTED
- LOUNGE & DINING ROOM
- NEW BATHROOM SUITE
- LANDSCAPED GARDENS
- POPULAR RESIDENTIAL DEVELOPMENT
- 3 BEDROOMS
- MODERN KITCHEN WITH APPLIANCES
- GARAGE & DRIVEWAY
- READY TO MOVE INTO CONDITION
- 4 MILES FROM DURHAM CITY

**Asking Price £134,950**





#### FULL DESCRIPTION

Beautifully presented home situated on a popular residential development on the edge of Brandon. This is an ideal property for first-time buyers, growing families, or those looking to downsize. Accessed via a UPVC double glazed entrance porch with internal door to the lounge with wall mounted gas fire. A dining room provides space for a dining table and enjoys French doors overlooking the garden. The kitchen is modern with a range of high gloss handleless wall and floor units some integrated appliances. An open staircase from the lounge leads to the first floor landing with loft access, 3 tastefully decorated bedrooms and newly fitted bathroom suite with a bath and mains fed shower. Externally there are low maintenance landscaped gardens to the front and rear with a paved patio area for outside dining and raised planters. Additionally there's a garage and driveway providing off road parking.

Brandon is located near Langley Moor and Meadowfield and is well serviced with a wide range of local amenities which includes its own doctors surgery, pharmacy, supermarkets, library, post office primary/junior school and children's nursery.

It serves as a popular commuter location due to its close proximity to the A690, A167 and A1(M), providing quick access to Durham City being just 4 miles away and various other regional centres. Benefiting from gas central heating via a combi boiler and radiators to all rooms and UPVC double glazing throughout.

In ready to move into condition, viewings are essential to appreciate the accommodation on offer.

#### ENTRANCE PORCH

6'1" x 5'0"

Accessed via a UPVC double glazed entrance door with tiled flooring and an internal door leading to the lounge.

#### LOUNGE

14'9" x 14'7"

Wall mounted gas fire, coved ceiling, radiator and open staircase leading to the first floor landing..

#### DINING ROOM

9'9" x 7'10"

Radiator, coved ceiling, built-in storage cupboard and UPVC double glazed French doors leading to the garden.

#### KITCHEN

9'9" x 6'7"

Range of modern high gloss, handleless wall and floor units with laminate worktops and inset sink and drainer unit with mixer tap. Integrated fridge-freezer, oven and induction hob. Plumbed for automatic washing machine and UPVC rear entrance door.



### FIRST FLOOR LANDING

Coved ceiling and loft access.

### BEDROOM 1

13'7" x 8'6"

Fitted wardrobe, radiator and built-in cupboard housing the central heating boiler.

### BEDROOM 2

9'1" x 8'6"

Radiator.

### BEDROOM 3

10'9" x 5'11"

Built-in storage cupboard, radiator and laminate flooring.

### NEWLY FITTED BATHROOM

6'2" x 6'0"

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over and glass screen, tiled splashbacks with matching tiled flooring and chrome heated towel rail.

### GARAGE & DRIVEWAY

Garage and driveway proving off road parking to the rear of the property.

### GARDENS

Laid lawn to the front with gravelled area, planted flowerbed and paved pathway. Whilst to the rear garden is low maintenance with paved patio area, raised planters and access gate to the driveway.

### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9360-2379-5490-2324-3405>

### FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property

whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: B**  
**EPC Rating: C**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

