



## Deerness Court

Brandon DH7 8QZ

Offers In The Region Of £134,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Deerness Court

Brandon DH7 8QZ



- Rarely available location
- EPC RATING - C
- In need of some modernisation

- Situated in a small cul de sac
- Generous garden backing on to woodland
- Utility room

- Three well proportioned bedrooms
- Spacious throughout
- Two car driveway

Situated in a rarely available location within a small cul de sac of similar properties, Venture Properties are delighted to offer the opportunity to purchase this spacious semi detached home with three double bedrooms and large garden backing on to woodland.

The property does require some modernisation and has a floor plan comprises of an entrance hall with useful utility cupboard/room, living room with feature fireplace, dining room with french doors to the rear garden and fitted kitchen. To the first floor, there are three double bedrooms all with built in storage, sharing the four piece family bathroom. Externally there is parking for two vehicles at the front and a large garden to the rear which backs on to woodland and the Deerness Valley walkway.

Deerness Court is located within walking distance to local amenities and primary schools. It has excellent transport links in to Durham City which lies approximately 4 miles distant.

Viewing comes highly recommended for full appreciation.

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. Having a return staircase to the first floor, understairs storage cupboard and radiator.

### Utility

6'7" x 5'5" (2.02 x 1.67)

Having a UPVC double glazed opaque window to the front, fitted worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine, space for a

tumble dryer, wall mounted combi gas central heating boiler and radiator.

### Living Room

14'9" x 11'11" (4.50 x 3.64)

Spacious reception room having a UPVC double glazed window to the front, radiator and feature fireplace housing a gas fire.

### Dining Room

10'0" x 7'11" (3.07 x 2.42)

Open plan to the living room with UPVC double glazed french doors to the rear garden and a radiator.

### Kitchen

12'0" x 7'4" (3.68 x 2.25)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, space for a cooker and extractor fan as well as a fridge/freezer space. Further features include UPVC double glazed windows to the rear and side, a radiator and a UPVC external door to the side.

## FIRST FLOOR

### Landing

Having a UPVC double glazed opaque window to the side and access to the loft.

### Bedroom One

10'7" x 9'10" (3.24 x 3.01)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom Two

9'10" x 8'6" (3.01 x 2.61)

Double bedroom with a UPVC double glazed window to the front, built in double wardrobes and radiator.

### Bedroom Three

9'7" x 7'4" (2.94 x 2.25)

Further well proportioned bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bathroom/WC

12'2" x 5'5" (3.72 x 1.67)

Fitted with a panelled bath with hand held mixer shower, separate cubicle which does require a new shower, pedestal wash basin and WC. Having a heated towel rail, storage cupboard and UPVC double glazed opaque window to the front.

## EXTERNAL

To the front of the property is a low maintenance garden and double driveway for off street parking. At the rear is an enclosed garden with lawn, decked patio and wooden shed. The garden backs on to the Deerness Valley walkway and enjoys a good degree of privacy as it is not directly overlooked.



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.  
Made with Metropix ©2026



## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Check via OFCOM website.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)  
 Energy Performance Certificate Grade C  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL  
 durham@venturepropertiesuk.com