



Ashbrook Close

Brandon DH7 8TE

Offers Over £90,000





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.



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Ashbrook Close

Brandon DH7 8TE



- Sold with vacant possession
- EPC RATING B
- Driveway

- Two double bedrooms
- Detached single garage
- Cul de sac location

- South facing rear garden
- Solar panels
- Close to amenities

Sold with vacant possession. This well presented property occupies a pleasant position on a pedestrianised street overlooking a green to the front and with a cul de sac to the rear, providing access to the driveway and garage.

The property which should prove economical to run having solar panels, has a floor plan which briefly comprises of an entrance hallway, spacious living room and a fitted kitchen with space to dine and access to the rear garden. To the first floor there are two good sized double bedrooms, both with built in storage and a family bathroom. Externally there are well stocked, mature gardens. The south facing garden to the rear has access to a driveway and detached garage.

Ashbrook Close is a sought after location situated towards the edge of Brandon. There are a range of local amenities within the village, as well as within nearby Langley Moor, with a comprehensive range of shopping and recreational facilities available within Durham City Centre which lies approximately 4 miles distant. It is also well placed for access to the A690 which provides good road links for commuting.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Hall

Entered via composite door with stairs leading to the first floor, radiator and telephone point.

Living Room

15'1" x 10'10" (4.61 x 3.32)

Generous reception room with a UPVC double glazed window to the front, radiator, coving and understairs storage cupboard also housing the combi gas central heating boiler.

Open Plan Kitchen and Dining Room

14'4" x 8'2" (4.37 x 2.50)

Fitted with a range of base and wall units having quartz worktops incorporating a stainless steel sink and drainer with mixer tap, a hob, plumbing for a dishwasher and fridge freezer space. Further features include a radiator, a UPVC double glazed external door, a UPVC double glazed window and full length feature window to the rear.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side and access to the loft which is boarded for storage and has ladder access.

Bedroom One

14'1" x 9'9" (4.31 x 2.99)

Generous double bedroom with two UPVC double glazed windows to the front, built in over stairs storage cupboard and radiators.

Bedroom Two

12'8" x 8'10" (3.88 x 2.70)

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

Bathroom/WC

Fitted with a white suite comprising of a panelled bath with electric shower over, hand wash basin and low level WC. Having a radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

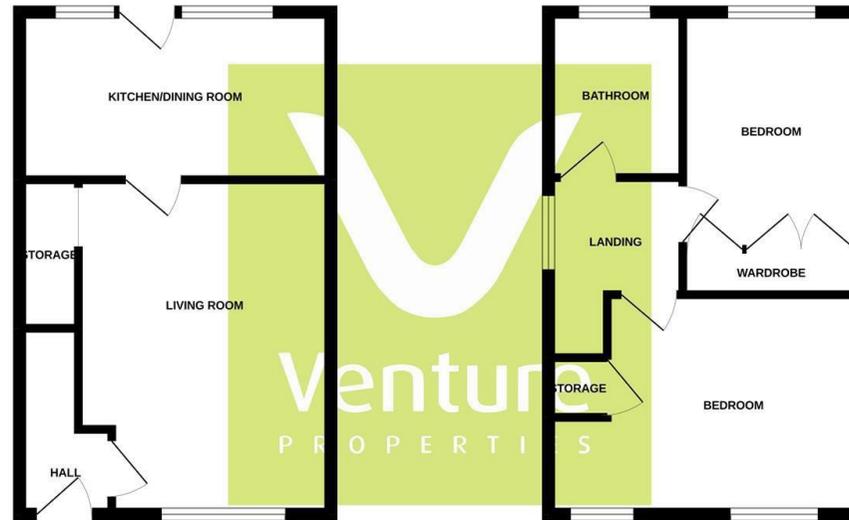
There are mature, well stocked gardens to both the front and rear of the property. The south facing rear garden has side access and a gate to the driveway, as well as a door to the garage.

GARAGE

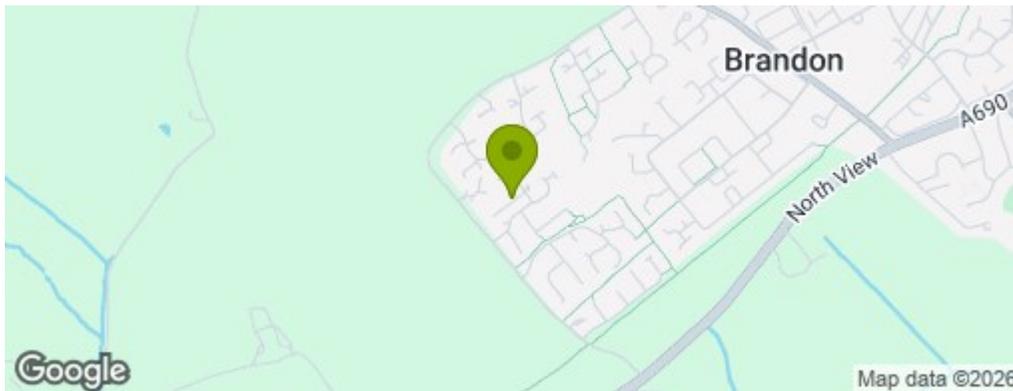
Detached single garage with electric roller door, power and lighting, plumbing for a washing machine and door to the rear garden.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade B

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

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