

St. Andrews Square

Brandon DH7 8NU

£110,000

Venture PROPERTIES









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 firms employment has the authority to make or give any representation or warranty in respect of the property.









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- No chain involved
- EPC RATING - C
- Kitchen with appliances
- Sold as seen
- Three double bedrooms
- Living and dining room with french doors to the garden
- Close to amenities
- Master bedroom with dressing room and ensuite
- Downstairs WC

Available for sale with no chain involved, this end terrace townhouse enjoys spacious accommodation spread over three floors including three generous double bedrooms.

The floor plan comprises to the ground floor of a welcoming entrance hall, ground floor WC and cloakroom, fitted kitchen with a full range of appliances and a large open plan living/dining room which has french doors opening in to the rear garden. To the first floor are two generous double bedrooms with fitted wardrobes and family bathroom. Stairs lead up to the master bedroom located on the second floor, comprising of a large bedroom, dressing room and en-suite shower room. Externally the property has gardens to the front and rear and a driveway for off street parking.

St Andrews Square is situated next to a range of shops and amenities and has easy road and public transport links to Durham City.

GROUND FLOOR

Hall
Welcoming entrance hallway with storage/cloaks cupboard, radiator and staircase leading to the first floor.

WC
5'10" x 2'10" (1.80 x 0.87)
With a WC, vanity wash basin, radiator, extractor fan and UPVC double glazed opaque window to the front.

Kitchen
12'10" x 6'2" (3.92 x 1.90)
Fitted with a comprehensive range of wall and base units with contrasting worktops incorporating a stainless steel sink unit and drainer, mixer tap, built in stainless steel double oven, gas hob with stainless steel extractor, an integrated fridge, freezer, dishwasher and plumbing for a washing machine. Further features include a UPVC double glazed window to the front, a radiator and unit housed gas central heating boiler.

Living and Dining Room
16'4" x 13'4" (4.99 x 4.08)
Impressive open plan living and dining room with UPVC double glazed french doors leading out in to the rear garden, modern feature fireplace housing an electric fire, radiator and large understairs storage cupboard.

FIRST FLOOR

Landing
Having stairs leading to the second floor and radiator.

Bedroom Two
13'4" x 11'7" (4.08 x 3.54)
Large double bedroom having a UPVC double glazed window to the rear and radiator.

Bedroom Three
13'4" x 11'0" (4.08 x 3.36)
Further generous double bedroom with two UPVC double glazed windows to the front, wood laminate flooring and radiator.

Bathroom/WC
6'3" x 6'3" (1.92 x 1.91)
Fitted with a white suite comprising of a panelled bath with mixer shower over, WC and hand wash basin inset to a vanity unit. With radiator, tiled splashbacks, recessed spotlighting and UPVC double glazed opaque window to the side.

SECOND FLOOR

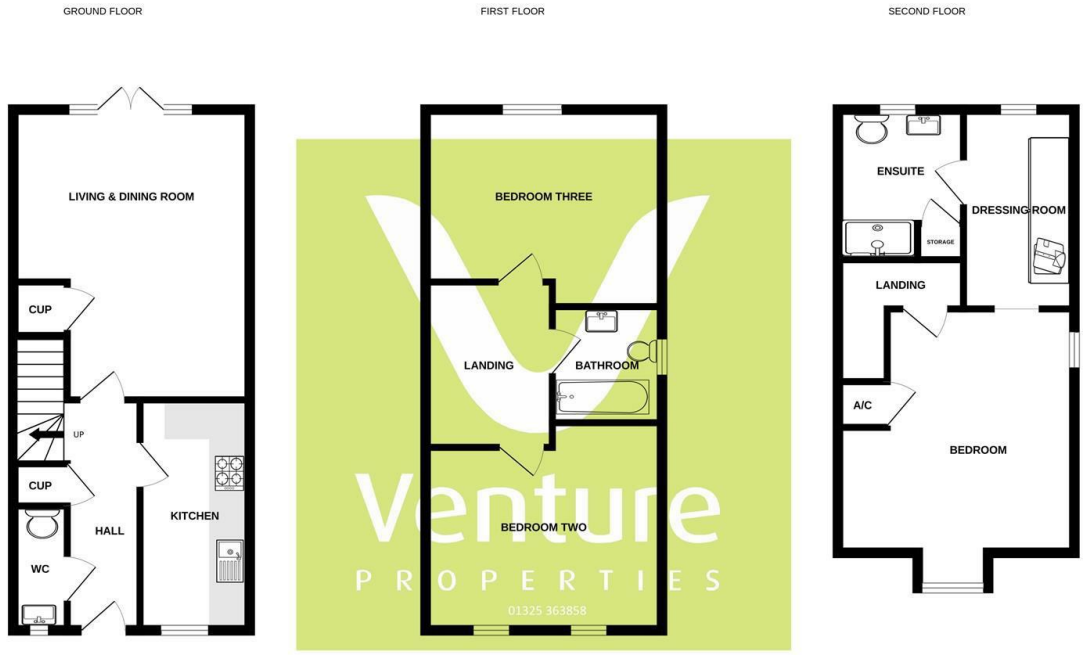
Bedroom One
13'4" x 10'3" (4.08 x 3.13)
A most impressive master suite spanning the whole of the second floor with a UPVC double glazed dormer style window to the front, two radiators and airing/storage cupboard.

Dressing Room
10'4" x 6'4" (3.16 x 1.94)
Leading off from the master bedroom providing with fitted wardrobes, a velux window to the rear, radiator and loft hatch.

Ensuite
6'10" x 6'8" (2.10 x 2.04)
Fitted with a white suite comprising of a double width cubicle with mains fed shower, WC and wash basin inset to a vanity unit. Having tiled splashbacks, extractor fan, a velux window to the rear and storage cupboard.

EXTERNAL
To the front of the property is a garden with side access and a driveway for off street parking, whilst to the rear is an enclosed, lawned garden.

AGENTS NOTE
The property is sold as seen. Utilities have not and will not be tested.



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

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: C Annual price: £2331 (Maximum 2026) 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 The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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