



Grove Road, Brandon, DH7 8AP  
3 Bed - House - Semi-Detached  
O.I.R.O £135,000

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## Grove Road Brandon, DH7 8AP

No Upper Chain \*\* Spacious Layout With Two Reception Rooms \*\* Conservatory Overlooking Rear Garden \*\* Pleasant Position \*\* Ideal Starter or Family Home \*\* Well Presented & Maintained \*\* Upvc Double Glazing & GCH \*\* Front & Rear Gardens \*\* Good Local Amenities & Road Links \*\* Outskirts of Durham \*\* Must Be Viewed \*\*

The floor plan comprises: entrance hallway, full length family lounge, separate dining room with French doors to the conservatory, which in-turn overlooks the garden. The fitted kitchen has a range of units and door to the side external. The first floor has two good size double bedrooms, a further single bedroom and a recent shower room/WC. Outside, the property occupies a pleasant and convenient position with gardens front and rear.

Brandon, a village in Durham, offers a blend of rural tranquillity and modern convenience, making it an ideal for potential buyers. The village has a variety of essential amenities, ensuring day-to-day needs are easily met. For families, there are reputable schools nearby, along with community facilities and green spaces for recreation.

Brandon has good transport links to Durham, which is just a short drive or bus journey away, offering additional amenities and cultural attractions. The nearby A690 and A1(M) provide convenient access to the wider region, making it a great choice for commuters. Surrounded by picturesque countryside, Brandon also boasts opportunities for outdoor activities, with scenic walking trails and nature reserves on its doorstep, offering a peaceful lifestyle with all the convenience of modern living.



















## GROUND FLOOR

### Entrance Hall

### Lounge

18'11 x 10'11 (5.77m x 3.33m)

### Dining Room

12'03 x 8'11 (3.73m x 2.72m)

### Conservatory

9'07 x 7'11 (2.92m x 2.41m)

### Kitchen

9'05 x 9'03 (2.87m x 2.82m)

## FIRST FLOOR

### Bedroom

12'06 x 8'11 (3.81m x 2.72m)

### Bedroom

11'0 x 11'08 (3.35m x 3.56m)

### Bedroom

7'11 x 7'02 (2.41m x 2.18m)

### Shower Room/WC

6'01 x 5'07 (1.85m x 1.70m)

### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Property Construction – Assumed Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – has been applied for a approved

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Conservatory, front garden ramp.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

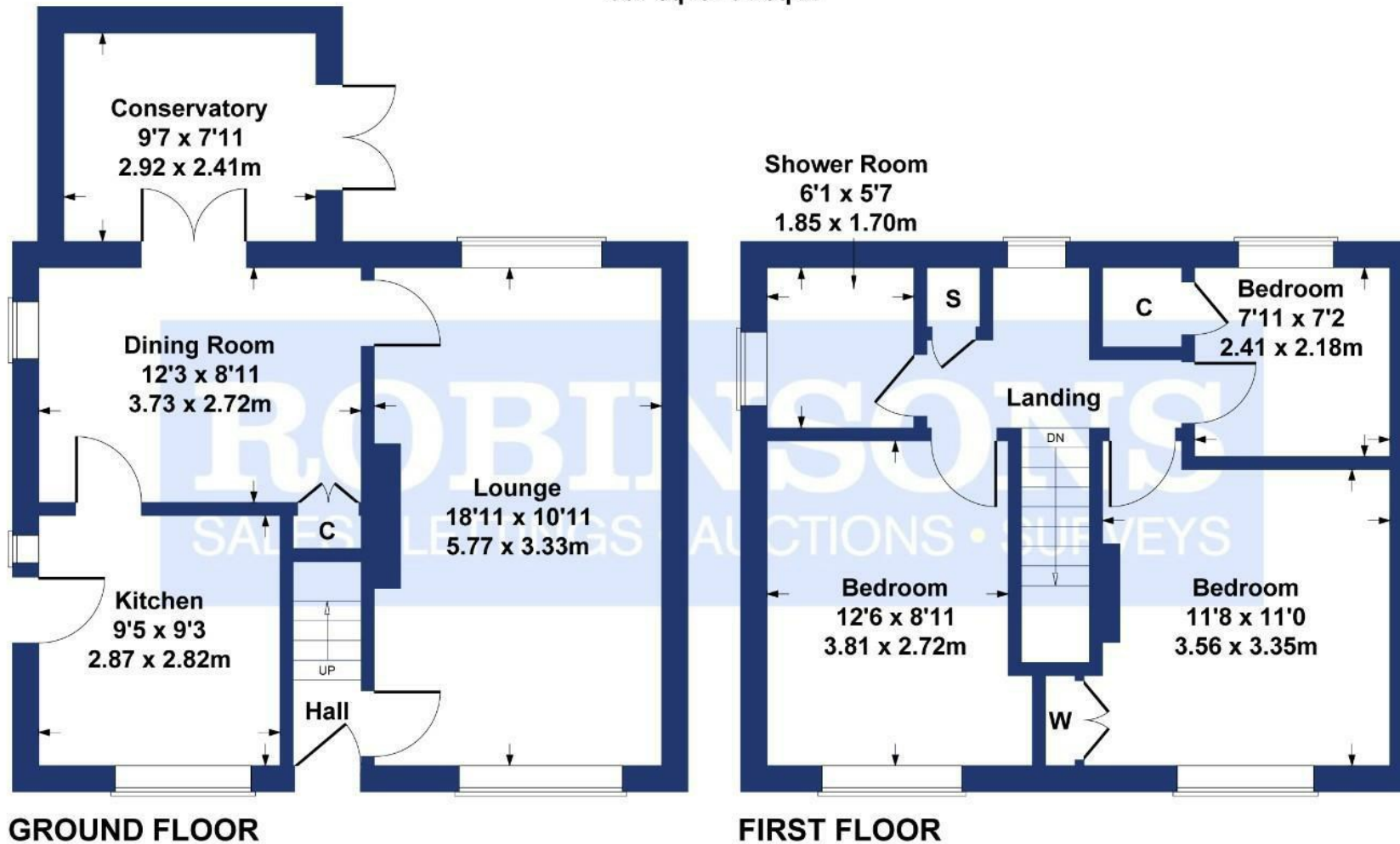
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Grove Road

Approximate Gross Internal Area  
981 sq ft - 91 sq m

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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