



Hemmel Courts, Brandon, DH7 8QS
3 Bed - House - Semi-Detached
O.I.R.O £105,000

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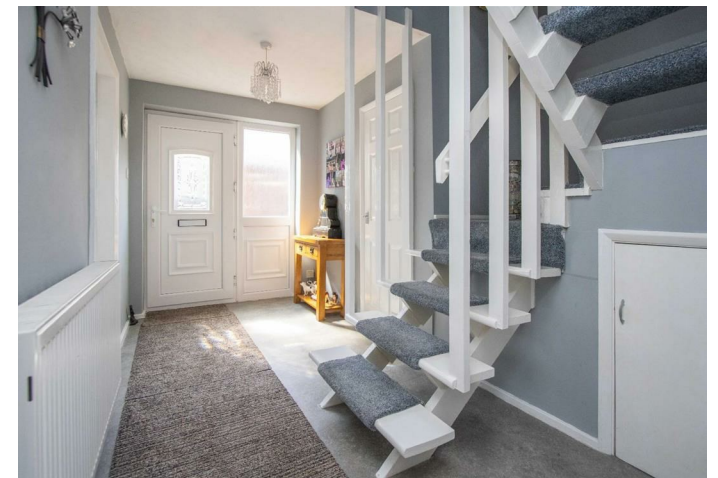
Hemmel Courts Brandon, DH7 8QS

Superb Family or First Home ** Well Presented Throughout ** Pleasant Position ** Lovely Gardens ** Outskirts of Durham ** Double Glazing & GCH ** Resident Parking Close By ** Early Viewing Advised **

The property boasts a generous floor plan with ample built-in storage throughout. The accommodation includes an entrance hallway with a return staircase leading to the first floor, a spacious dual-aspect living and dining room, and a well-equipped fitted kitchen. Additional features on the ground floor include a utility room and a convenient downstairs WC. Upstairs, there are two double bedrooms—both with built-in storage—as well as a well-sized single bedroom. All three rooms share a family bathroom fitted with a classic white suite. Outside, the home benefits from enclosed gardens to both the 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

Hallway

Lounge Dining Room

21'1 x 12' (6.43m x 3.66m)

Kitchen

12'0 x 7'11 (3.66m x 2.41m)

Utility Room

8'1 x 5'7 (2.46m x 1.70m)

WC

FIRST FLOOR

Bedroom

12'1 x 10'10 (3.68m x 3.30m)

Bedroom

12'3 x 7'11 (3.73m x 2.41m)

Bedroom

8'11 x 6'5 (2.72m x 1.96m)

Bathroom/WC

7'11 x 5'11 (2.41m x 1.80m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

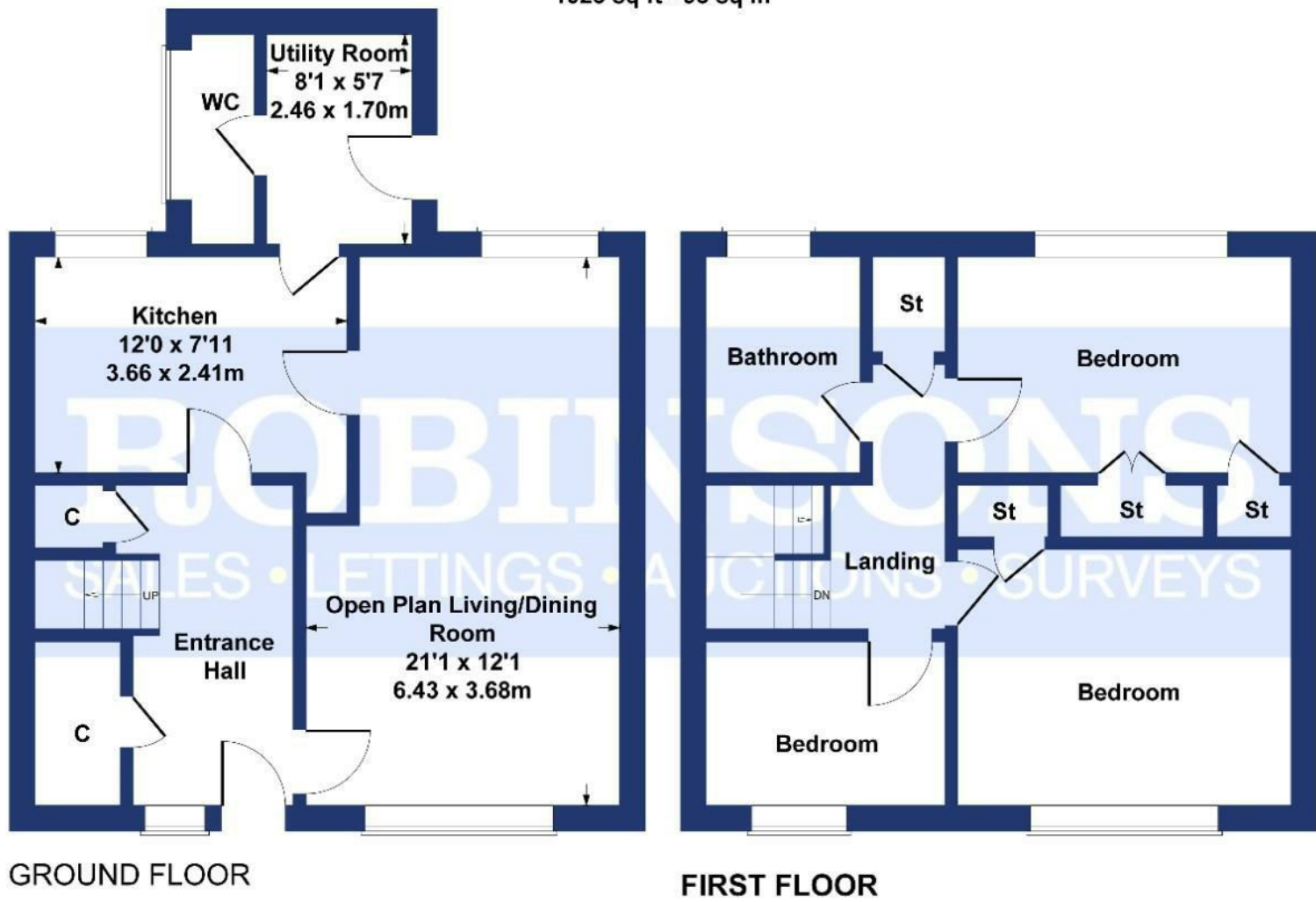
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Hemmel Courts

Approximate Gross Internal Area
1023 sq ft - 95 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	77
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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