



Holly Park, Brandon, DH7 8QE
3 Bed - House - Semi-Detached
£110,000

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Holly Park

Brandon, DH7 8QE

Superb Family or First Home ** Pleasant Position With Front Outlook ** Modern Kitchen & Bathroom ** Gardens ** Outskirts of Durham ** Spacious & Remodelled Floor Plan ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises; entrance hallway, comfortable lounge, modern fitted kitchen with walk through to the dining area, which in-turn has patio doors to the rear garden. The first floor has three good size bedrooms, and sumptuous family bathroom/WC. Outside, the property has a lovely front outlook over greenery, whilst the rear enjoys an enclosed garden with patio areas. The rear benefits from a sunny aspect.

Brandon, a charming village in County Durham, offers a wonderful blend of rural tranquillity and modern convenience, making it an ideal location for potential buyers. The village is well-equipped with essential amenities, including a variety of local shops, a post office, and cosy pubs, 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 is well-connected, with excellent transport links to the historic city of Durham, which is just a short drive or bus journey away, offering additional shopping, dining, 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

12'11 x 12'04 (3.94m x 3.76m)

Kitchen

13'04 x 7'11 (4.06m x 2.41m)

Dining Area

12'04 x 8'11 (3.76m x 2.72m)

FIRST FLOOR

Bedroom

12'11 x 10'05 (3.94m x 3.18m)

Bedroom

12'04 x 8'11 (3.76m x 2.72m)

Bedroom

9'07 x 6'09 (2.92m x 2.06m)

Bathroom/WC

7'11 x 8'11 (2.41m x 2.72m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 52 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

Energy Rating: D

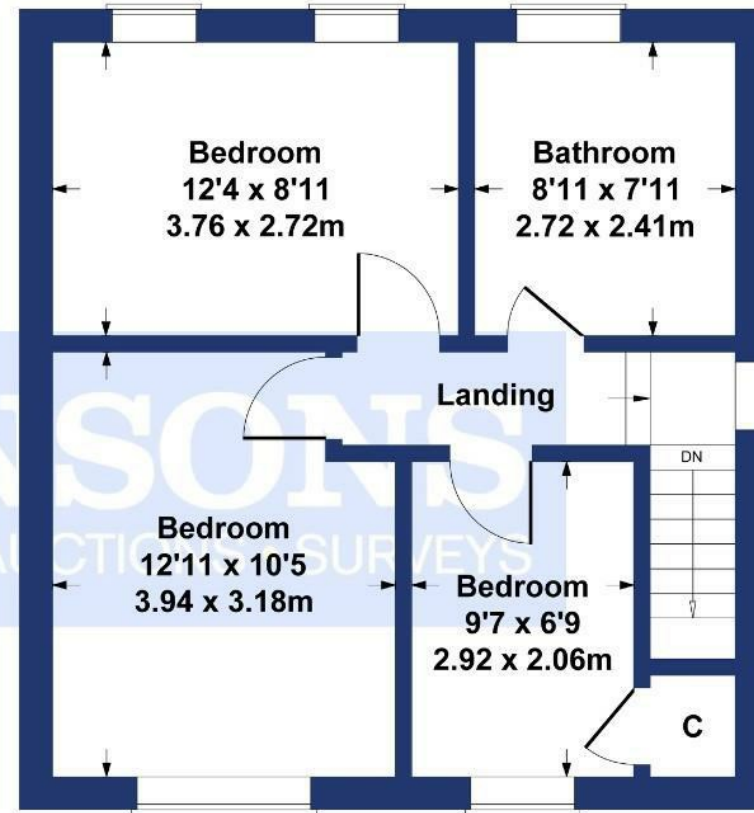
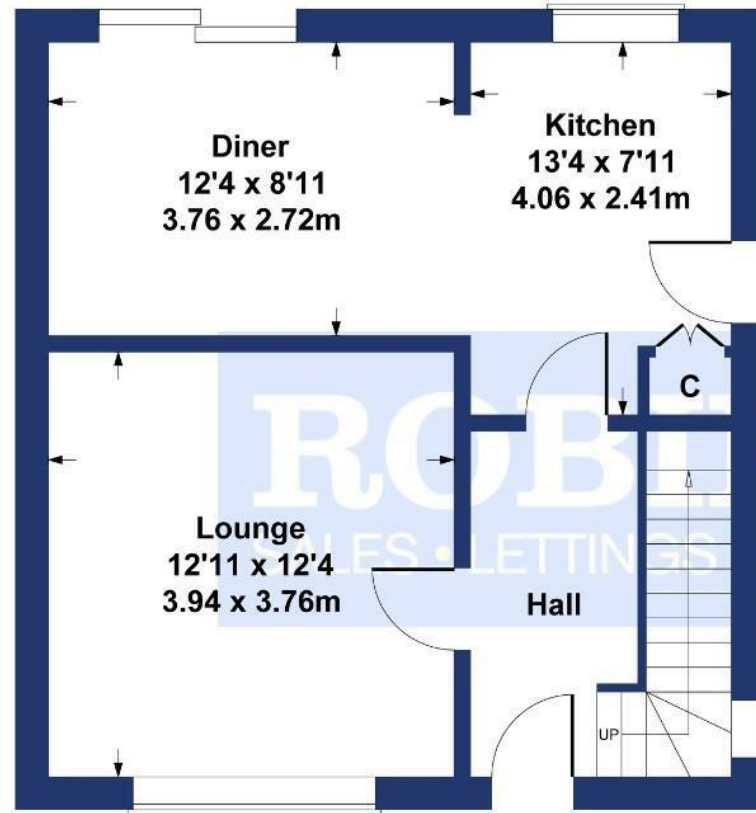


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Holly Park

Approximate Gross Internal Area
927 sq ft - 86 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	61	74
	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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