Cherry Park, Brandon, DH7 8TN
3 Bed - House - End Terrace
£110,000

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Cherry Park
Brandon, DH7 8TN

No Chain ** Well Presented & Extended ** Ideal Starter or Family Home **

Pleasantly positioned within a popular residential location on the outskirts of Durham, this well-presented three-bedroom end-terrace home offers an extended floor plan, well-maintained enclosed gardens and comfortable accommodation ideally suited to first-time buyers and families. The property has been well cared for and benefits from uPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hallway, cloakroom/WC and a comfortable lounge/dining room with French doors opening into the conservatory, which in turn provides direct access to the enclosed rear garden. The kitchen is fitted with a modern range of units and leads through to a useful utility room.

To the first floor are three good-sized bedrooms together with a modern shower room/WC.

Externally, the property enjoys well-maintained and enclosed gardens, providing an attractive space for relaxing and entertaining. Conveniently located for access to Durham and surrounding areas, this appealing home should prove popular and early viewing is highly recommended.

The residence enjoys a delightful position on the outskirts of this popular development. It is situated in a semi-rural setting on the fringes of Brandon. This locale offers a plethora of local conveniences and shops, contributing to a comfortable lifestyle. Moreover, it boasts seamless connectivity to Durham City Centre, merely 4 miles away, ensuring easy access to its array of attractions and amenities.

Brandon's strategic positioning facilitates convenient commuting, being in close proximity to the A690 Highway. This arterial route not only links to neighbouring towns but also connects to major regional centres, enhancing accessibility and making travel hassle-free.

BOSCH

Hotpoint

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – 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

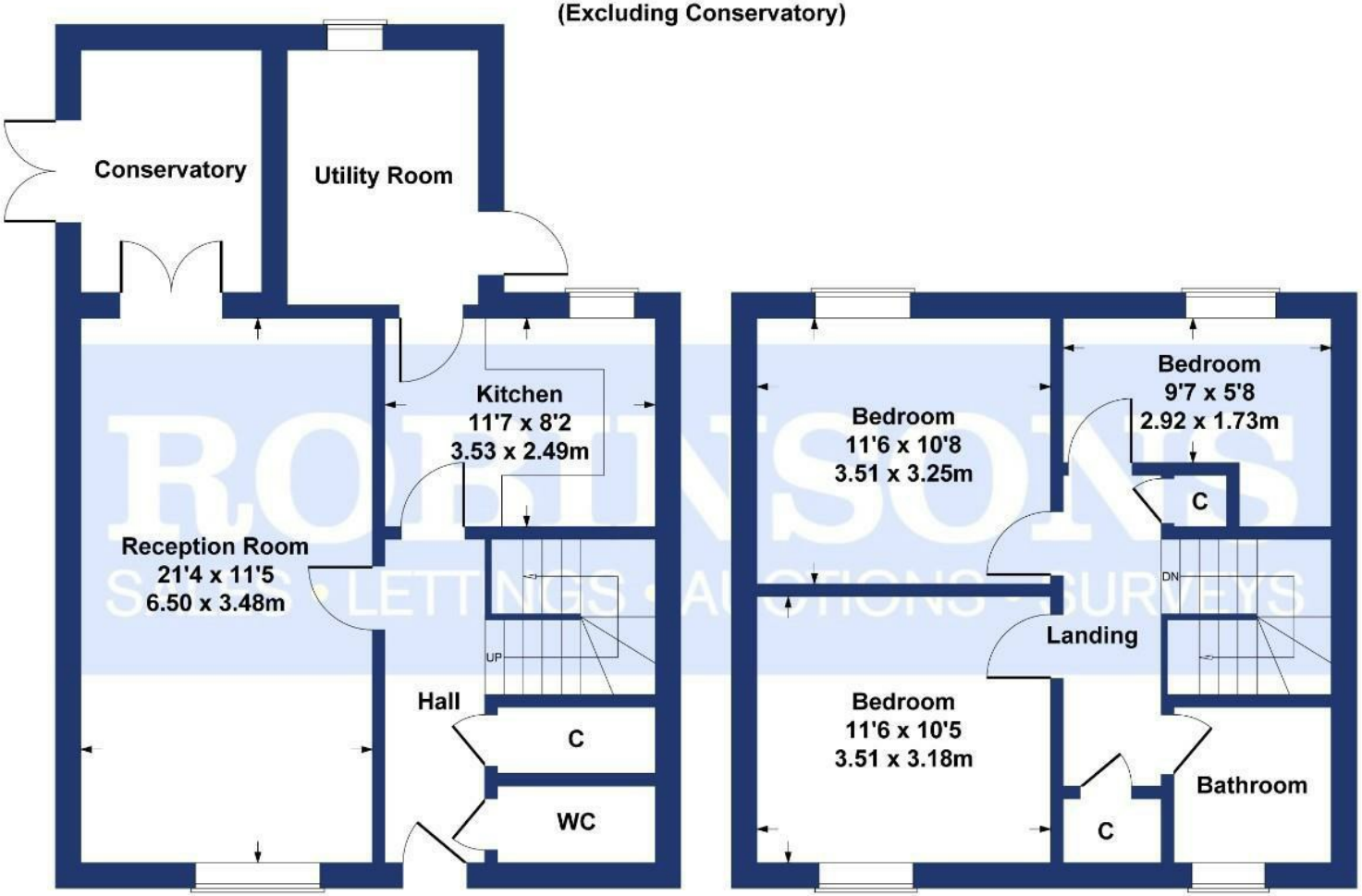
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
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 – Utility conversion and conservatory
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.

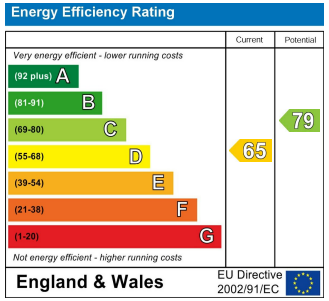
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Cherry Park

Approximate Gross Internal Area
1003 sq ft - 93 sq m
(Excluding Conservatory)



GROUND FLOOR **FIRST FLOOR**



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. 2026

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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