



Deerness Heights, Brandon, DH7 8TQ
3 Bed - House - Semi-Detached
£129,950

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Deerness Heights

Brandon, DH7 8TQ

No Upper Chain ** Superbly Positioned ** Generous Gardens ** Sunny & Private Rear Aspect
** Detached Garage With Driveway ** Well Presented Throughout ** Popular Village location **
Good Local Amenities & Road Links ** Ideal First Buy, Family Home or Buy-to-Let ** Upvc
Double Glazing & GCH Via Combination Boiler ** Early Viewing Advised **

The floor plan comprises: entrance lobby, comfortable lounge, modern fitted kitchen and dining room with door to the rear garden. The first floor has three bedrooms and bathroom/WC which has over bath shower. Outside the property occupies arguably one of the best positions on the development, with its spacious footprint, front outlook and rear garden having a sunny and private aspect. There is also a detached garage and driveway to the rear of the property.

There are local neighbourhood shops available within Brandon, as well as nearby Langley Moor and Meadowfield, with more comprehensive shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 4 miles distant. It is within a few minutes drive of the A(690) Highway which offers access to Willington and Crook to the West and Durham City and the A(167) Highway to the East.

Council Tax Band A - Approx. £1469 PA
EPC Rating C











GROUND FLOOR

Entrance Lobby

Lounge

15'09 x 14'09 (4.80m x 4.50m)

Kitchen Diner

14'10 x 8'06 (4.52m x 2.59m)

FIRST FLOOR

Bedroom

8'04 x 8'03 (2.54m x 2.51m)

Bedroom

10'10 x 8'03 (3.30m x 2.51m)

Bedroom

8'08 x 6'03 (2.64m x 1.91m)

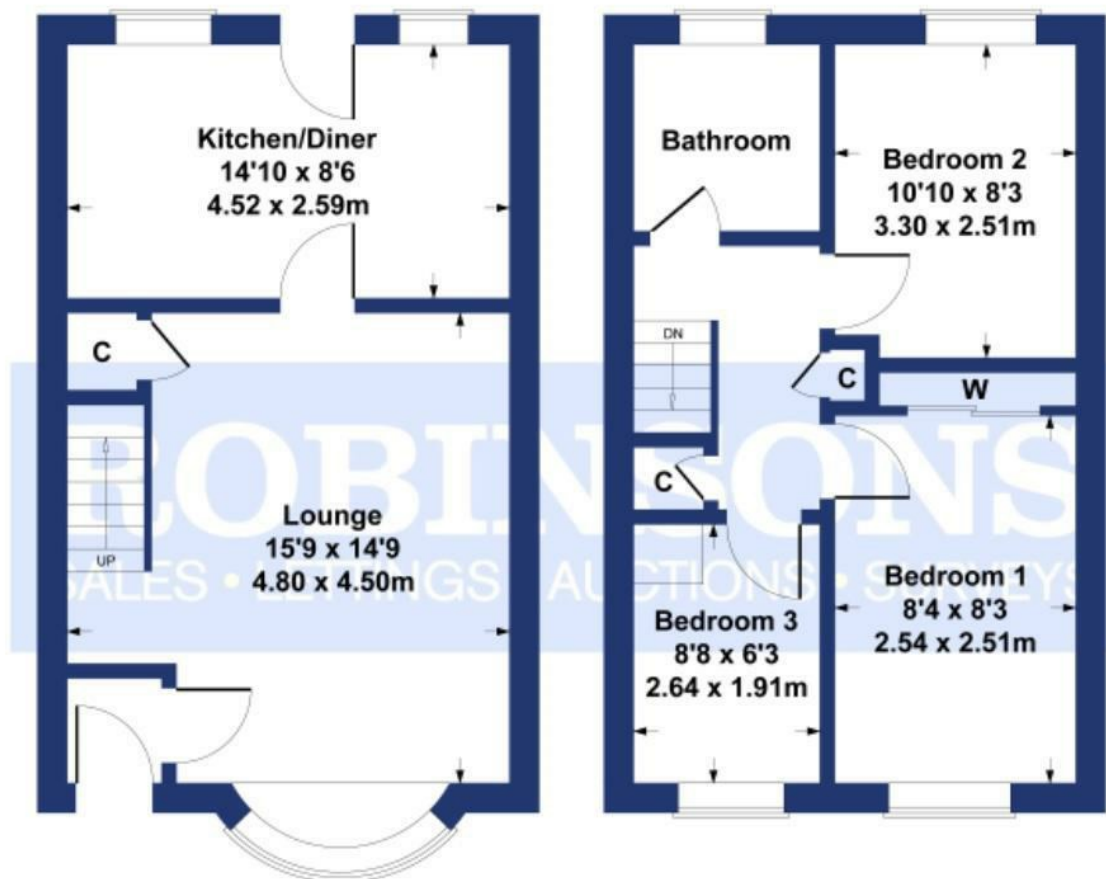
Bathroom/WC

6'05 x 6'02 (1.96m x 1.88m)



Deerness Heights

Approximate Gross Internal Area
746 sq ft - 69 sq m



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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

