Moor Edge, Brandon, DH7 8AE
3 Bed - House - Semi-Detached
£135,000

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Moor Edge
Brandon, DH7 8AE

No Chain ** Large Rear Garden ** Must Be Viewed **

Occupying a pleasant cul-de-sac position within the highly sought-after village of Brandon, this spacious three-bedroom semi-detached property offers an excellent opportunity for families, first-time buyers and those seeking a home with further potential. The property enjoys front parking, a substantial rear garden with sunny aspects and excellent scope for extension, subject to the necessary planning permissions and consents.

Brandon remains one of Durham's most popular residential locations, offering a range of local amenities including shops, schools, healthcare facilities and regular public transport services. Durham City Centre lies only a short distance away, providing extensive shopping, dining and leisure facilities, together with excellent road links via the A690 and A1(M).

The accommodation is spacious and well laid out throughout. An entrance hallway provides access to the principal ground floor rooms. The generous lounge dining room offers excellent space for modern family living and entertaining, with double doors opening directly onto the rear garden. The kitchen breakfast room provides ample space for everyday dining, whilst a useful utility room adds further practicality.

To the first floor, there are three well-proportioned bedrooms together with a family bathroom/WC.

Externally, the property continues to impress. To the front there is off-street parking, whilst to the rear lies a particularly large enclosed garden enjoying sunny aspects and a good degree of privacy. The outdoor space is ideal for families, entertaining or those wishing to further enhance the property, subject to the necessary approvals.

Offered to the market with no onward chain, this attractive home combines a desirable cul-de-sac setting, spacious accommodation, generous gardens and excellent future potential.

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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
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 (we are aware that the property has full fibre broadband)

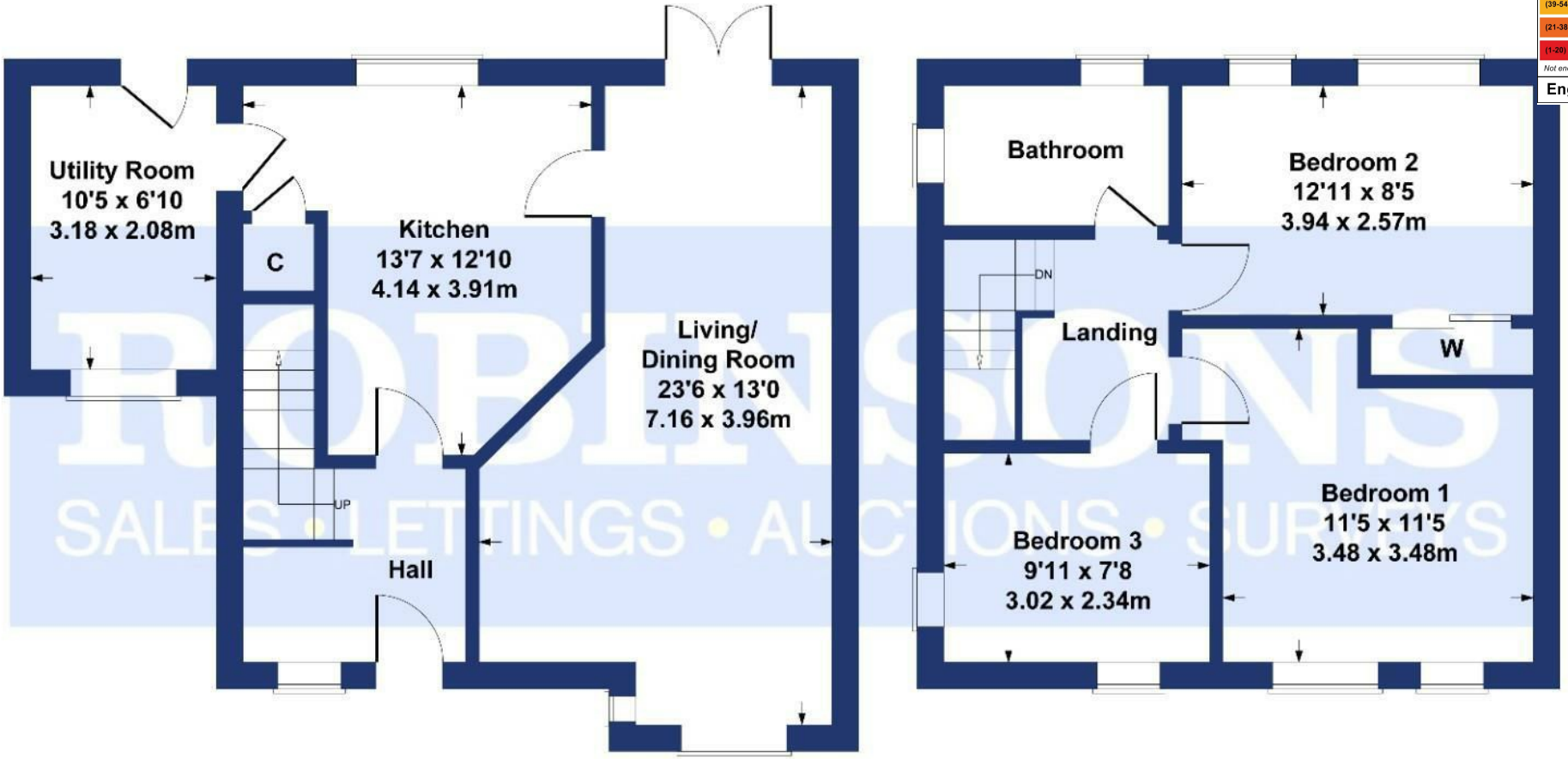
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.
Selective licencing area – No
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 – None known
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.

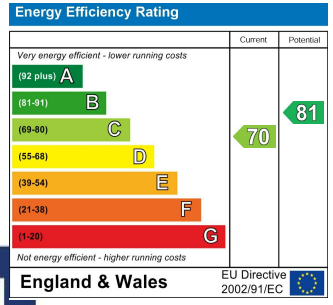
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser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

Moor Edge

Approximate Gross Internal Area
1022 sq ft - 95 sq m
(Excluding Garage)



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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