



Moor Edge, Brandon, DH7 8AE  
2 Bed - House - Semi-Detached  
£89,995

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# Moor Edge

## Brandon, DH7 8AE

No Upper Chain \*\* Competitive Price \*\* Spacious & Extended Floor Plan \*\* Good Further Potential \*\* Generous Plot \*\* Sunny Rear Aspect \*\* Popular & Convenient Location \*\* Ideal Starter or Family Home \*\* Good Buy-to-Let Potential \*\* Upvc Double Glazing & GCH Via Back Boiler \*\* Early Viewing Advised \*\*

The floor plan features an inviting entrance hallway adorned with a turned staircase leading to the first floor. The lounge spans the full length of the house, boasting a front bay window and rear patio doors opening onto the rear garden. The kitchen is equipped with a variety of units and leads to the useful utility room or additional reception area. Upstairs, there are two double bedrooms and bathroom/WC. Outside, the property sits on a pleasant and generous plot, with an enclosed rear garden offering a sunny aspect. There is resident parking bays to the front.

Moor Edge enjoys a prime location, positioned conveniently close to essential community hubs. Residents benefit from easy access to a range of amenities, including a local library, post office, medical centre and shopping facilities. For those seeking a wider array of shopping and leisure options, Durham City Centre beckons just over 4 miles away. Here, an extensive selection of retail outlets, dining establishments, and recreational venues awaits.

Furthermore, Moor Edge boasts excellent transportation links, being mere minutes away from the A(167) Highway. This strategic placement facilitates smooth travel both north and south, making commuting or embarking on adventures beyond the immediate vicinity hassle-free.



















## GROUND FLOOR

### Hallway

### Lounge Diner

18'11 x 11'2 (5.77m x 3.40m)

### Kitchen

10'11 x 9'3 (3.33m x 2.82m)

### Utility

11'01 x 9'04 (3.38m x 2.84m)

### Porch

## FIRST FLOOR

### Bedroom

12'6 x 10'6 (3.81m x 3.20m)

### Bedroom

12'0 x 10'0 (3.66m x 3.05m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 33 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: E

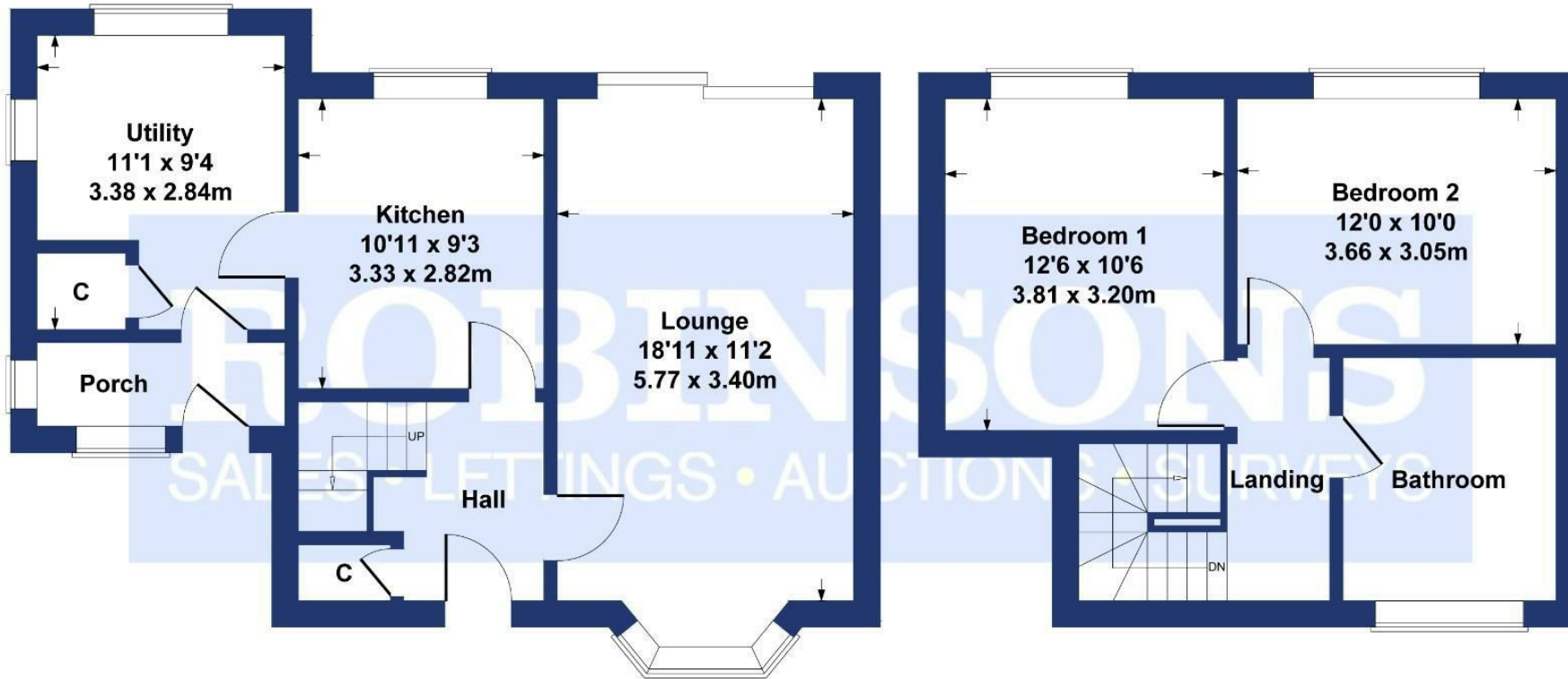
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



# Moor Edge

Approximate Gross Internal Area  
951 sq ft - 88 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>46</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. 2024

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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