



Deerness Heights, Brandon, DH7 8TY  
3 Bed - House - Semi-Detached  
£135,000

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**No Upper Chain \*\* Ideal Family or First Home \*\* Detached Garage \*\* Shared Driveway \*\* Well Presented \*\* Private Rear Garden \*\* Popular Location \*\* Outskirts of Durham \*\* Good Road Links \*\* Upvc Double Glazing & GCH \*\* Pleasantly Position \*\* Must Be Viewed \*\***

The floor plan comprises: entrance, comfortable living room, modern fitted kitchen and dining room with French doors to the rear garden. The first floor has three bedrooms and family bathroom/WC. Outside, there are front and rear gardens. The front provides shared driveway to the single car detached garage. The rear garden is enclosed offering a degree of privacy.

Brandon, a village in Durham, offers a blend of rural tranquillity and modern convenience, making it an ideal for potential buyers. The village is has a variety of essential amenities, 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 has good transport links to Durham, which is just a short drive or bus journey away, offering additional amenities 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**

**Kitchen Dining Room**

## **FIRST FLOOR**

**Bedroom**

**Bedroom**

**Bedroom**

**Bathroom/WC**

### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 35 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1701 p.a

Energy Rating: C

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.

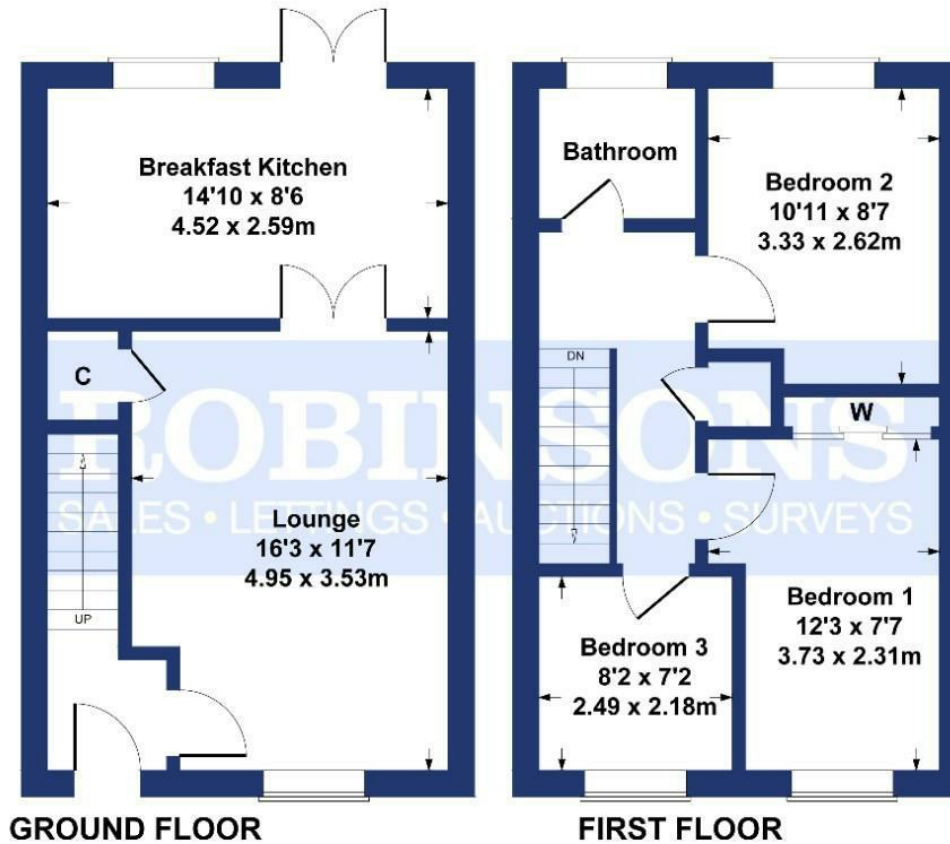




# Deerness Heights

Approximate Gross Internal Area

731 sq ft - 68 sq m



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.