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Red Ridges, Brandon, DH7 8QP
2 Bed - House - Semi-Detached
O.I.R.O £149,950

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Red Ridges Brandon, DH7 8QP

Must Be Viewed ** Upgraded Throughout ** Sunny Rear Aspect With Pleasant Outlook ** Possible Rear Parking ** Garden Summer House ** Large Corner Plot **

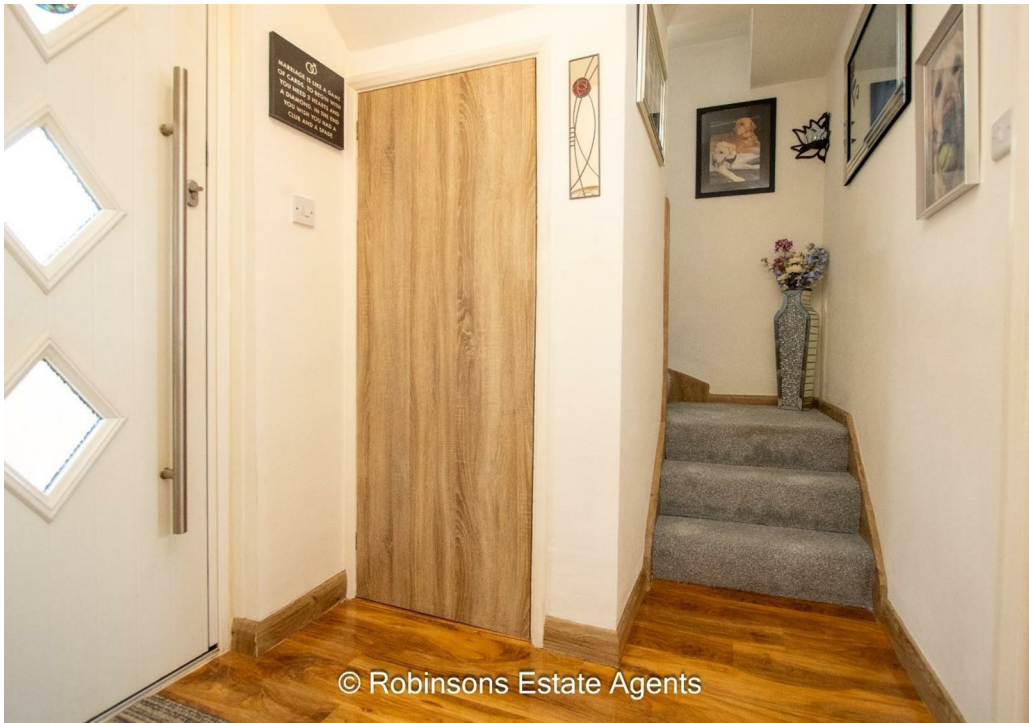
Set within a fantastic position on one of Brandon's traditionally sought-after streets, this beautifully maintained and impressively upgraded home enjoys a truly gorgeous open outlook to the rear, creating a wonderful sense of space and tranquillity. Offering generous proportions throughout, the property blends comfort, practicality, and charm, making it an ideal choice for a wide variety of buyers seeking stylish yet versatile living.

The welcoming entrance hallway leads into a spacious and inviting lounge, perfect for relaxing or entertaining, while the sizeable kitchen is complemented by a separate dining room, creating excellent flexibility for modern living. A particularly useful utility room adds further practicality to the thoughtfully arranged ground floor accommodation. Upstairs, the property continues to impress with two well-proportioned double bedrooms, both benefiting from fitted wardrobes, alongside a beautifully presented bathroom finished with a classic white suite.

Externally, the home occupies an excellent corner plot with beautifully arranged gardens to the front, side, and rear. The rear garden is a standout feature, enjoying a sunny aspect, stunning open views, a charming summer house, and the added potential for private driveway parking, creating an exceptional outdoor space for both relaxation and entertaining.

Situated within the ever-popular village of Brandon, the property benefits from convenient access to a range of local amenities, reputable schools, and excellent transport connections, while Durham City is just a short journey away, offering an extensive selection of shopping, dining, and leisure facilities.





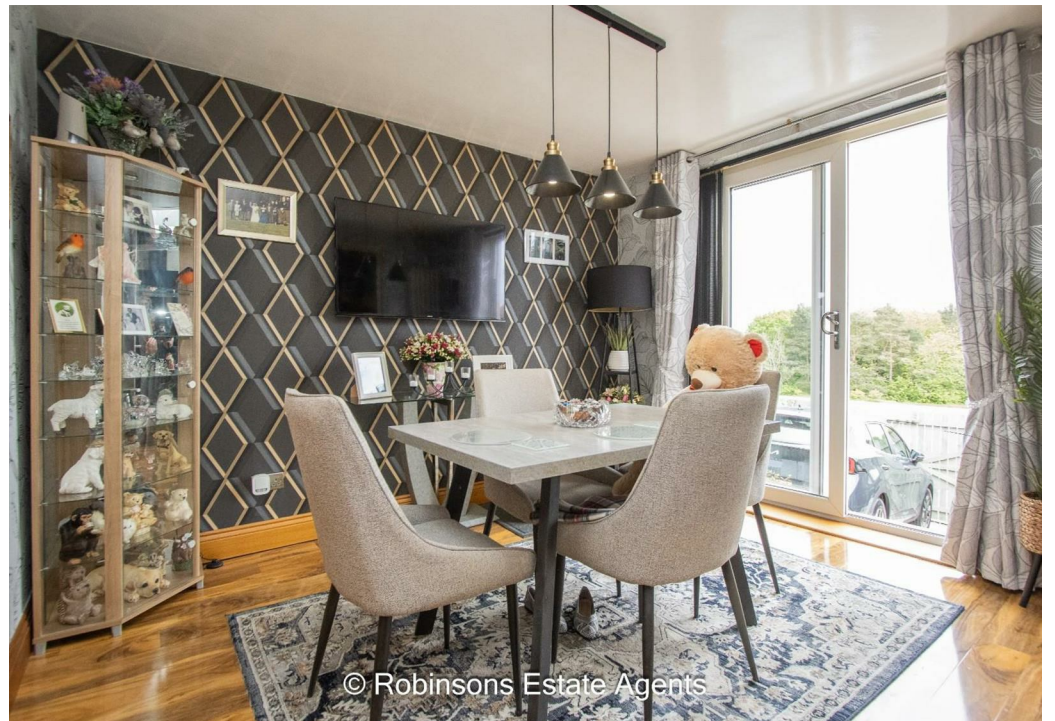
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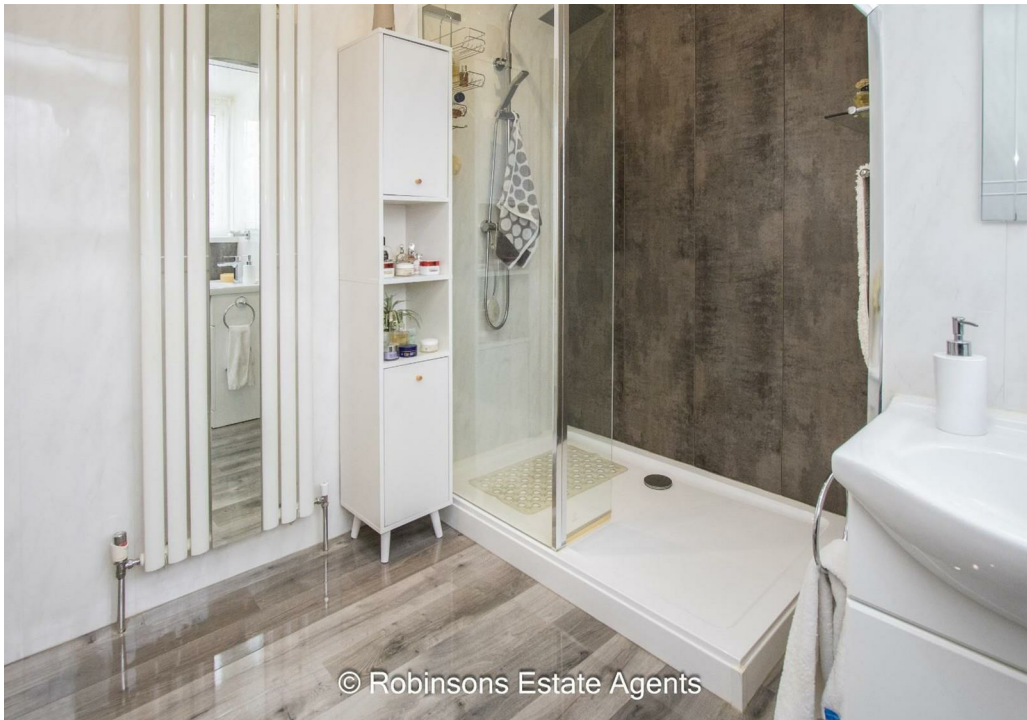


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Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard assumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

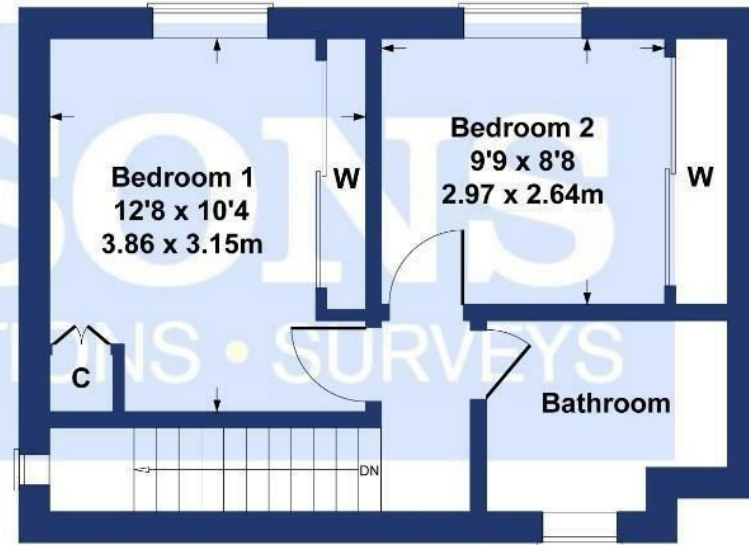
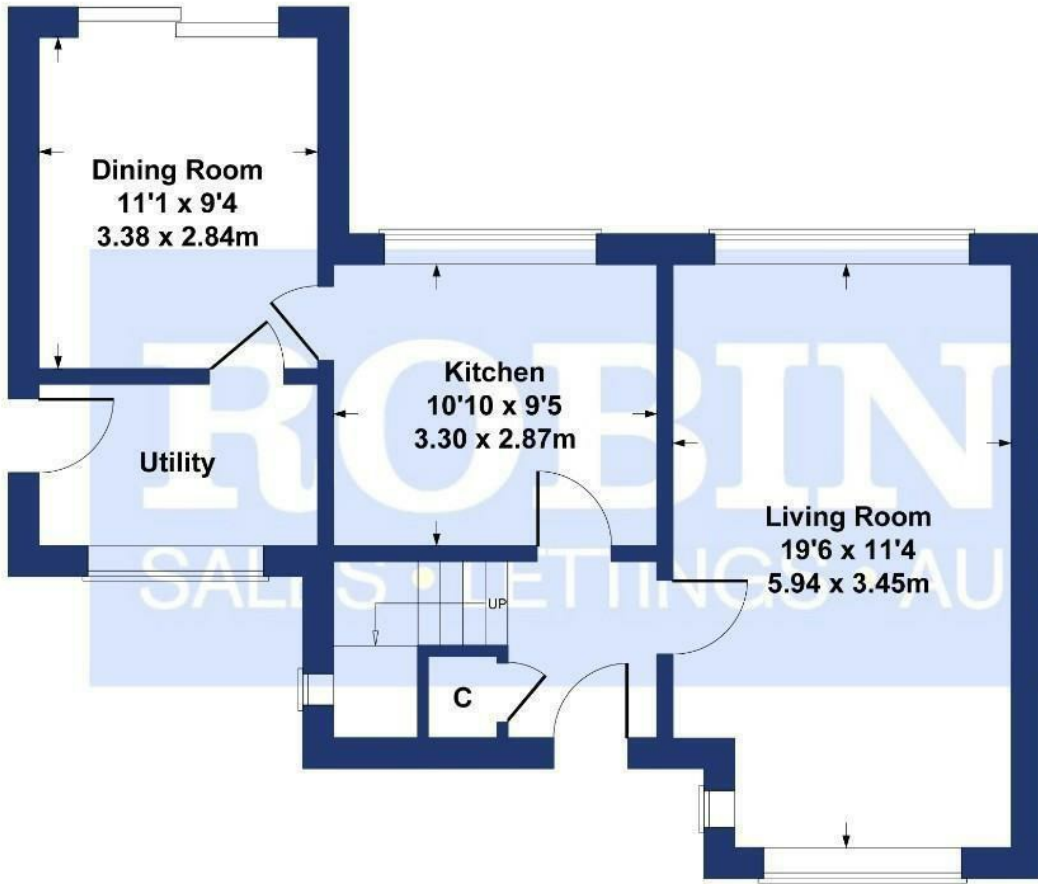




Red Ridges

Approximate Gross Internal Area
911 sq ft - 85 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	78
		EU Directive 2002/91/EC	



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. 2020

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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