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Fairfalls Terrace, New Brancepeth, DH7 7HB
3 Bed - House - Terraced
O.I.R.O £140,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Fairfalls Terrace

New Brancepeth, DH7 7HB

Stylish Three-Bedroom Home in a Desirable Semi-Rural Setting

Occupying a delightful semi-rural position on the outskirts of Durham, this beautifully presented three-bedroom home offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living. The seller also advises that some recent upgrades include integrated dishwasher, washing machine, microwave and electric shower.

The property features an inviting entrance hallway, elegant lounge, generous dining room with doors opening onto the rear garden, and a contemporary fitted kitchen with integrated appliances. The well-planned layout provides an excellent balance of living and entertaining space. The first floor comprises two double bedrooms and a luxurious family bathroom with separate shower enclosure, while the second floor is dedicated to a spacious and light-filled principal bedroom, creating a peaceful and private retreat.

Externally, the enclosed rear garden has been designed for low-maintenance living, boasting artificial lawn and a covered seating area ideal for outdoor entertaining, summer dining, or simply relaxing with family and friends.

Situated on the edge of New Brancepeth, the property enjoys easy access to local amenities in Langley Moor, Brandon and Meadowfield, while Durham City Centre is just a short drive away. Beautiful countryside trails can be found approximately 150 metres away, providing excellent opportunities for walking, cycling and enjoying the surrounding landscape.

A superb home combining generous living space, modern comforts and a sought-after village location, offering the perfect blend of countryside charm and everyday convenience.





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Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

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>

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

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 – Loft space converted

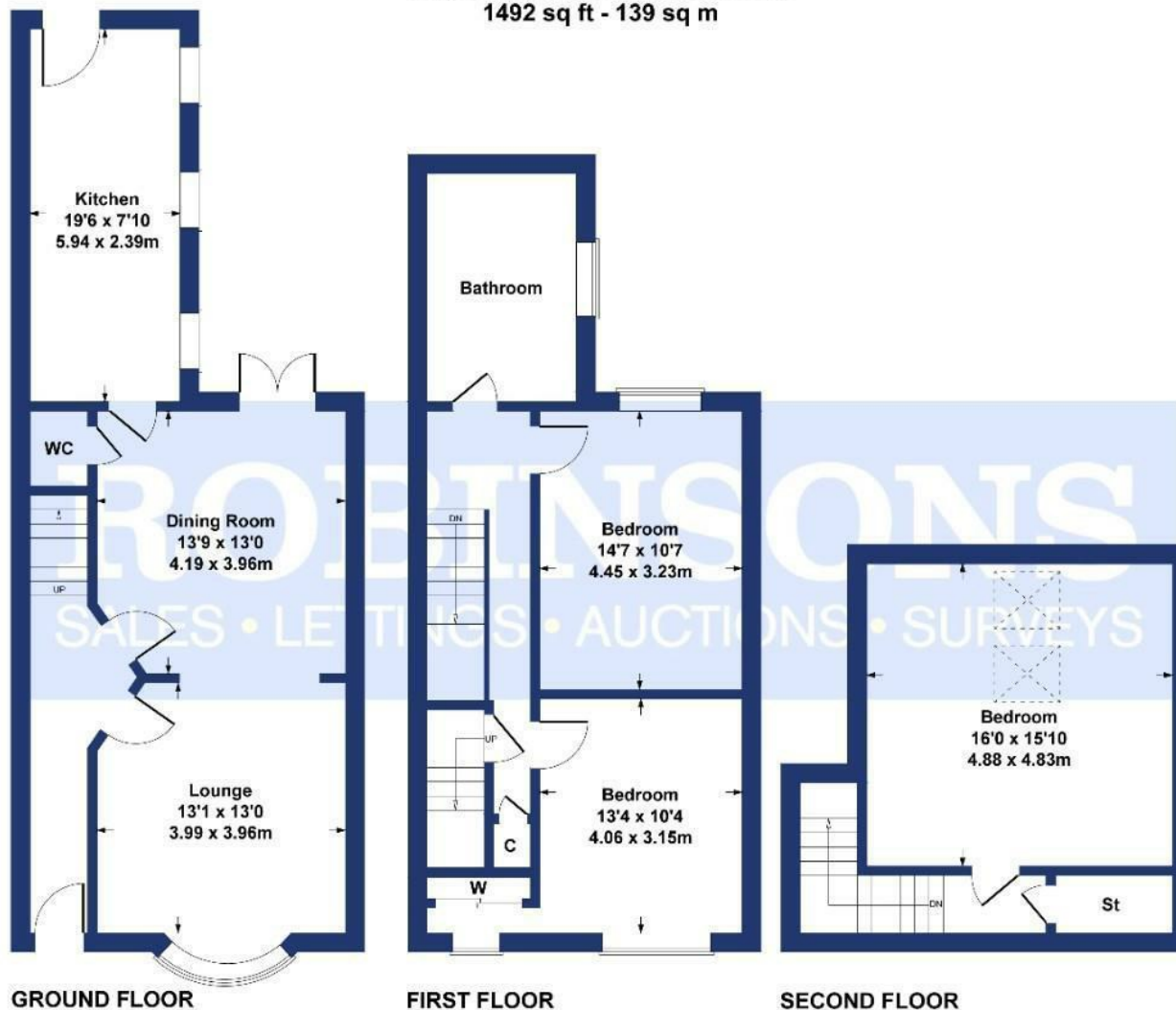
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

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Approximate Gross Internal Area
1492 sq ft - 139 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. 2020

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		
		EU Directive 2002/91/EC

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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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