



Deerness Heights, Brandon, DH7 8TX  
3 Bed - House - Semi-Detached  
O.I.R.O £110,000

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**No Upper Chain \*\* Traditional Three Bedroom (Currently only Two Bedrooms) \*\* Private Rear Aspect \*\* Detached Garage With Parking \*\* Partial Upgrade / Some Finishing Required \*\* Popular Village location \*\* Good Local Amenities & Road Links \*\* Ideal First Buy, Family Home or Buy-to-Let \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\***

The layout includes an entrance, a cosy lounge, a contemporary fitted kitchen with dining area and patio doors opening to the rear garden. Upstairs, there are two bedrooms and a bathroom/WC featuring an over-bath shower. The original third bedroom has been combined with the main bedroom to create a sizable double room, although it can easily be restored to its original state if desired by the new owners. Positioned delightfully, the property boasts a spacious footprint and a private rear garden. A shared driveway leads to the detached garage and parking space, although some remedial works are needed for the garage.

There are local neighbourhood shops available within Brandon, as well as nearby Langley Moor and Meadowfield, with more comprehensive shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 4 miles distant. It is within a few minutes drive of the A(690) Highway which offers access to Willington and Crook to the West and Durham City and the A(167) Highway to the East.





## GROUND FLOOR

### Entrance

### Lounge

16'0 x 14'10 (4.88m x 4.52m)



### Kitchen Diner

14'11 x 8'06 (4.55m x 2.59m)



### Bedroom

13'02 x 14'10 (4.01m x 4.52m)



### Bedroom

11'02 x 8'05 (3.40m x 2.57m)

### Bathroom/WC

6'02 x 5'08 (1.88m x 1.73m)



### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 32 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1544 p.a

Energy Rating: D

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.



## FIRST FLOOR





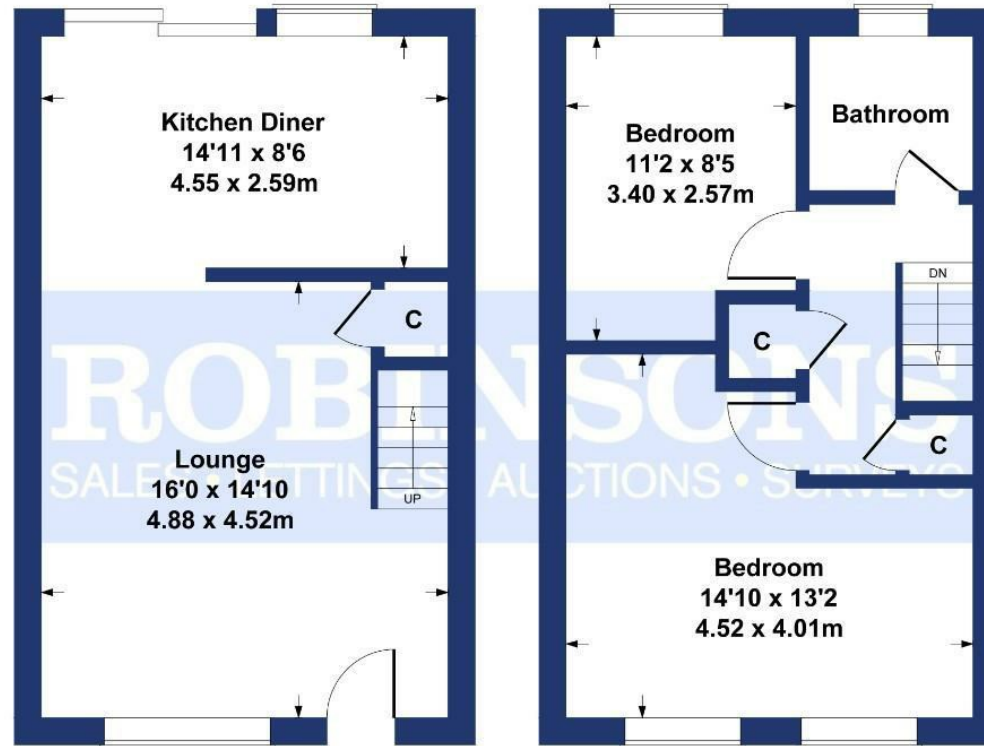






# Deerness Heights

Approximate Gross Internal Area  
746 sq ft - 69 sq m



**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

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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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.