Fir Avenue, Brandon, DH7 8AT

2 Bed - House - Semi-Detached

£120,000

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* LARGE PLOT * LARGE ENCLOSED REAR GARDEN * UTILITY ROOM * BATHROOM WITH SEPARATE SHOWER CUBICLE * TWO GOOD SIZED BEDROOMS * SOUGHT AFTER LOCATION *

This well-proportioned home occupies a generous plot within a traditionally sought-after part of Brandon and offers practical accommodation suited to a variety of potential purchasers. The property benefits from a particularly large enclosed rear garden, good sized rooms throughout and excellent access links.

The floorplan comprises an entrance hallway, comfortable lounge with French doors opening onto the rear garden, fitted kitchen and a useful utility room. To the first floor there are two good sized bedrooms and a family bathroom fitted with a suite incorporating both a bath and separate shower cubicle.

Externally, the property occupies a well-sized plot with outside space to both the front and rear. The rear garden is a particular feature, being of very good size, enclosed and offering excellent space for families, gardening enthusiasts or outdoor entertaining.

Fir Avenue is situated within Brandon, a traditionally popular village on the outskirts of Durham City. The area offers a range of local shops, supermarkets, schools and everyday amenities, while Durham City itself is only a short drive away and provides a wider selection of shopping, restaurants, leisure facilities and cultural attractions.

The village is particularly well placed for commuters, benefiting from excellent road links via the A690 and nearby A1(M), providing straightforward access to Durham, Sunderland, Newcastle and surrounding areas. There are also pleasant countryside walks and open green spaces nearby, further enhancing the appeal of this convenient and well-connected location.

GROUND FLOOR

Hallway

Lounge
16'8" x 10'9" (5.1 x 3.3)

Kitchen
11'5" x 8'2" (3.5 x 2.5)

Utility
9'6" x 7'10" (2.9 x 2.4)

FIRST FLOOR

Landing

Bedroom 1
13'9" x 8'6" (4.2 x 2.6)

Bedroom 2
10'9" x 7'2" (3.3 x 2.2)

Bathroom
8'6" x 7'6" (2.6 x 2.3)

AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx. £1748pa
Tenure: Freehold

Property Construction – Believed to be of standard construction
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 – N/A
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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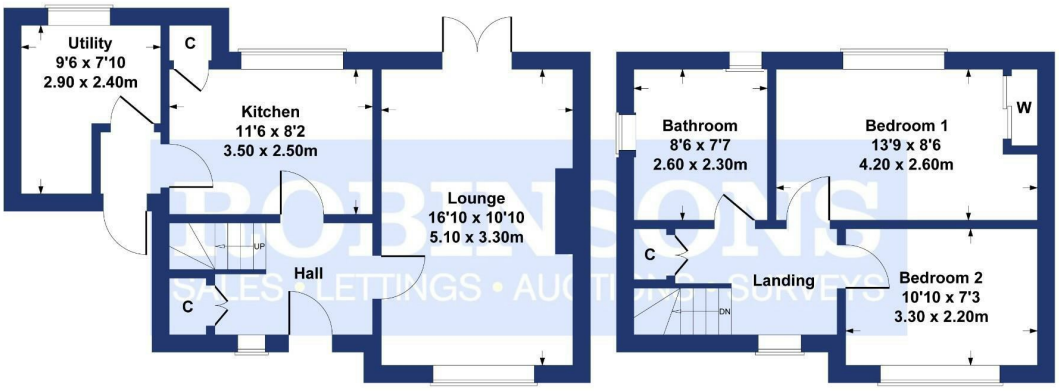
Fir Avenue

Approximate Gross Internal Area
807 sq ft - 75 sq m



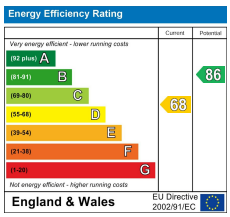
GROUND FLOOR

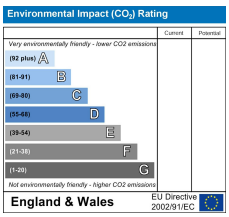
FIRST FLOOR

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. 2026





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RICS

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