



Cooperative Terrace, New Brancepeth, DH7 7HY
2 Bed - House - Terraced
£72,950

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*** CAN BE SOLD WITH NO ONWARD CHAIN ***

The property is situated in New Brancepeth, which occupies a pleasant semi rural location with a village shop. Close to a good range of local shops and amenities within nearby Langley Moor, Brandon and Meadowfield, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which is a short drive away.

The internal floorplan comprises: lounge, and a kitchen/dining room. To the first floor there are two bedrooms and family bathroom/WC. Externally there is a garden to front and yard to rear.

Council Tax Band A / EPC Rating E



GROUND FLOOR

Lounge
14'1" x 13'1" (4.3m x 4m)

Kitchen/Dining Room
14'1" x 11'5" (4.3m x 3.5m)

FIRST FLOOR

Landing

Bedroom One
14'1" x 9'6" (4.3m x 2.9m)

Bedroom Two
8'2" x 7'10" (2.5m x 2.4m)

Family Bathroom/WC
11'5" x 6'2" (3.5m x 1.9m)

EXTERNALLY

Front Garden

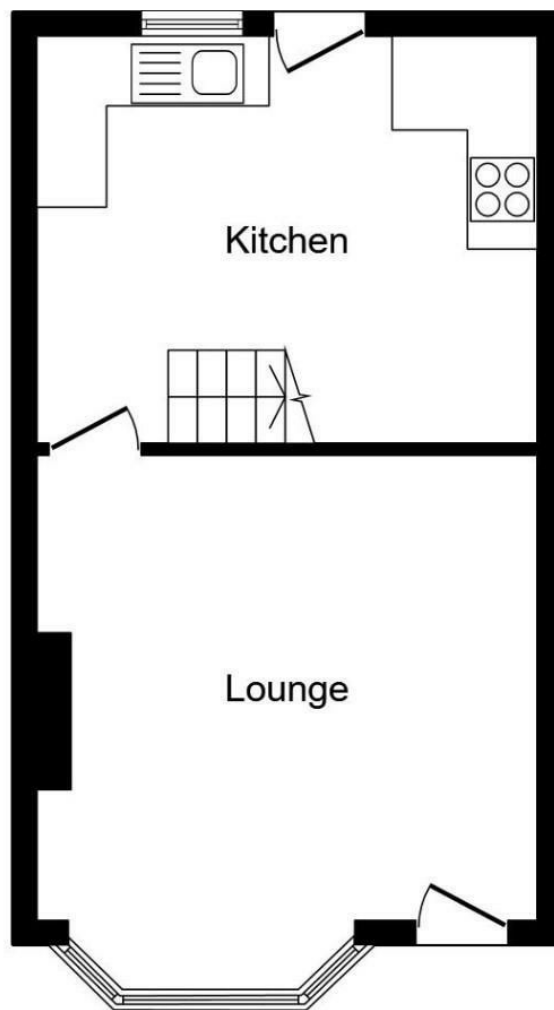
Rear Yard

Council Tax Band A - Approx. £1469 PA

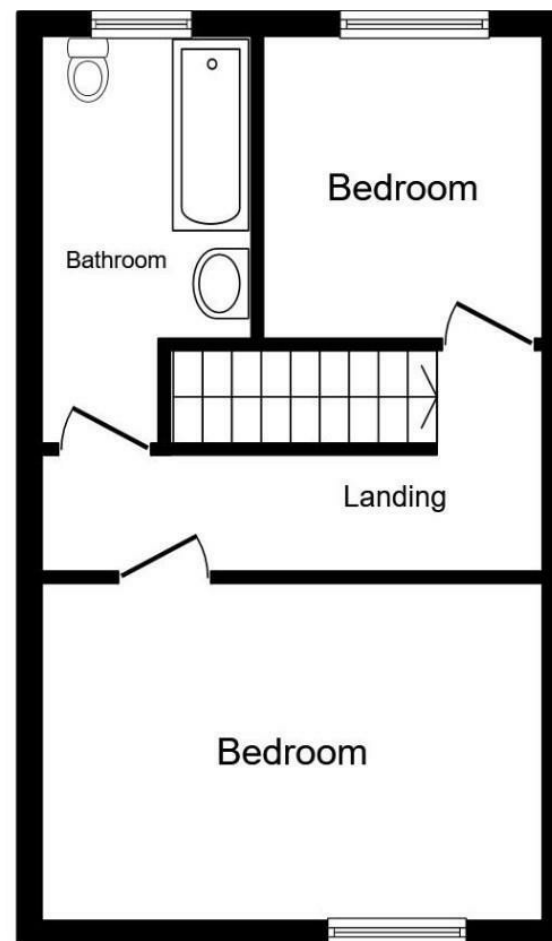
Tenure - Freehold







Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area 66.6 sq.m. (717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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