



Briar Avenue, Brandon, DH7 8AL  
3 Bed - House - Semi-Detached  
O.I.R.O £105,000

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# Briar Avenue

## Brandon, DH7 8AL

Ideal Starter, Family or Buy-to-Let Property \*\* Possible Rental Income £750/£795pcm \*\* Large Rear Garden \*\* Popular Location Outskirts of Durham \*\* Modern Kitchen \*\* Double Glazing & GCH Via Combination Boiler 2024 \*\* Rewired 2017 \*\* Good Road Links \*\*

The floor plan comprises; entrance hallway, comfortable lounge and dining room with French doors to the rear decking and garden, modern re-fitted kitchen, rear lobby and store and a family bathroom/WC with white suite and over bath shower. The first floor has three good size bedrooms. Outside, there is a front enclosed garden, whilst the rear enjoys a large garden, laid mainly to lawn with decked patio.

Brandon, a village in Durham, offers a blend of rural tranquillity and modern convenience, making it an ideal for potential buyers. The village is has a variety of essential amenities, ensuring day-to-day needs are easily met. For families, there are reputable schools nearby, along with community facilities and green spaces for recreation.

Brandon has good transport links to Durham, which is just a short drive or bus journey away, offering additional amenities and cultural attractions. The nearby A690 and A1(M) provide convenient access to the wider region, making it a great choice for commuters. Surrounded by picturesque countryside, Brandon also boasts opportunities for outdoor activities, with scenic walking trails and nature reserves on its doorstep, offering a peaceful lifestyle with all the convenience of modern living.









## GROUND FLOOR

### Hallway

### Lounge

17'0 x 11'0 (5.18m x 3.35m)

### Kitchen

11'06 x 8'02 (3.51m x 2.49m)

### Bathroom

7'09 x 5'06 (2.36m x 1.68m)

## FIRST FLOOR

### Bedroom

13'07 x 9'05 (4.14m x 2.87m)

### Bedroom

10'10 x 7'04 (3.30m x 2.24m)

### Bedroom

8'04 x 7'09 (2.54m x 2.36m)

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 48 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

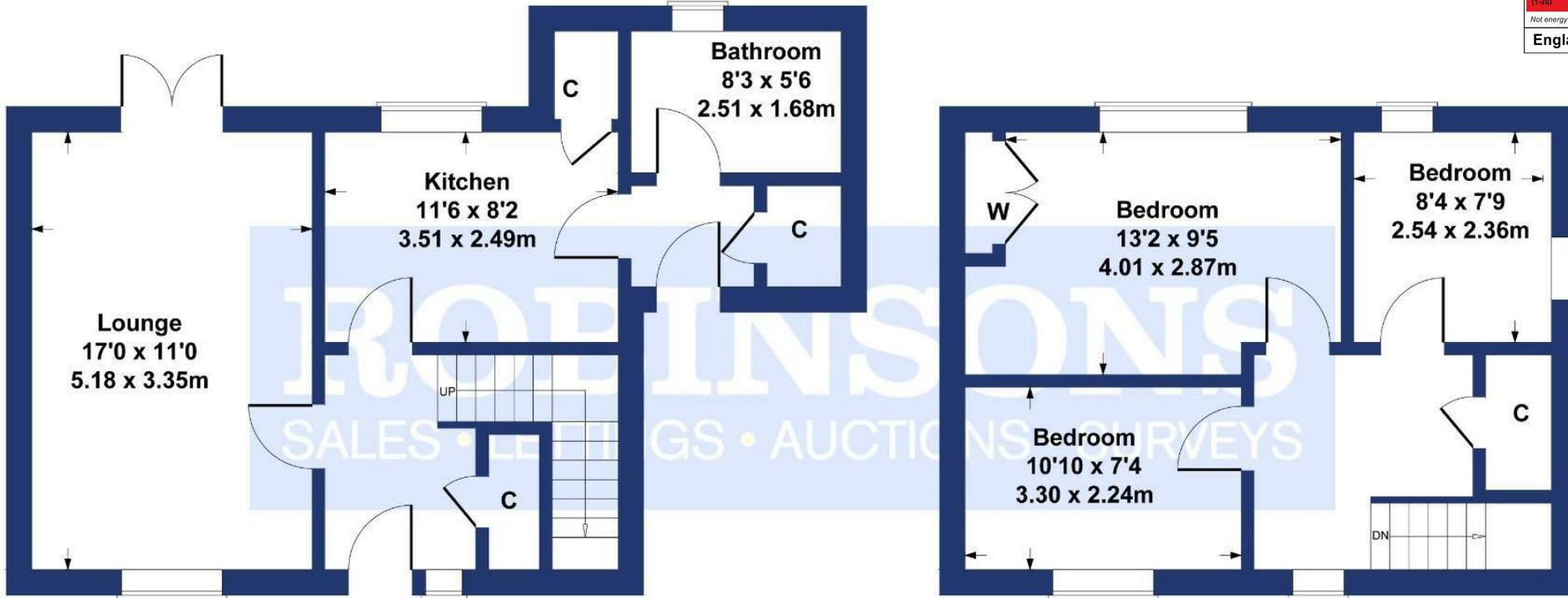
Energy Rating: D

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.

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Approximate Gross Internal Area  
878 sq ft - 82 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC



**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. 2025

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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