



Ashbrook Close, Brandon, DH7 8TE  
3 Bed - House - Semi-Detached  
O.I.R.O £120,000

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## Ashbrook Close Brandon, DH7 8TE

No Upper Chain \*\* Generous Corner Plot \*\* Good Potential \*\* General Updating Required \*\* Pleasant Position \*\* Detached Garage \*\* Gardens \*\* Outskirts of Durham \*\* Good Road Links \*\* Must Be Viewed \*\*

The floor plan comprises; entrance porch, hallway, lounge with walk-through to the dining room, which has patio doors to the rear garden. The kitchen is fitted with a range of units and has side door to the external. Upstairs, there are three bedrooms and bathroom/WC. Outside, the property occupies a pleasant generous position offering good scope for extension, subject to the usual consents. There are front, side and rear gardens, detached garage with drive.

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

### Entrance Porch

### Hallway

### Lounge

13'1 x 11'5 (3.99m x 3.48m)

### Dining Room

9'4 x 8'0 (2.84m x 2.44m)

### Kitchen

10'1 x 8'0 (3.07m x 2.44m)

## FIRST FLOOR

### Bedroom

13'6 x 9'2 (4.11m x 2.79m)

### Bedroom

9'9 x 9'2 (2.97m x 2.79m)

### Bedroom

9'1 x 6'4 (2.77m x 1.93m)

### Bathroom/WC

6'7 x 5'7 (2.01m x 1.70m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: Pending



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.

Approximate Gross Internal Area  
806 sq ft - 75 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. 2025

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

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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