



Cherry Park, Brandon, DH7 8TN
3 Bed - House - Mid Terrace
O.I.R.O £94,950

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Cherry Park Brandon, DH7 8TN

No Upper Chain ** Well Presented ** Pleasant Position ** New Combination Boiler ** Spacious Floor Plan ** Ideal First Buy or Family Home ** Upvc Double Glazing & GCH ** Gardens ** Sunny Rear Aspect ** Outskirts of Durham ** Good Road Links ** Must Be Viewed **

The floor plan comprises: entrance hallway, cloak/WC, large storage area, comfortable lounge dining room with French doors to the rear garden, fitted kitchen and useful utility room with door to external. The first floor has three bedrooms and shower room/WC. Outside, there are front and rear gardens.

The residence enjoys a delightful position on the outskirts of this popular development. It is situated in a semi-rural setting on the fringes of Brandon. This locale offers a plethora of local conveniences and shops, contributing to a comfortable lifestyle. Moreover, it boasts seamless connectivity to Durham City Centre, merely 4 miles away, ensuring easy access to its array of attractions and amenities.

Brandon's strategic positioning facilitates convenient commuting, being in close proximity to the A690 Highway. This arterial route not only links to neighbouring towns but also connects to major regional centres, enhancing accessibility and making travel hassle-free.













GROUND FLOOR

Hallway

Cloak/WC

Lounge Dining Room

21'4 x 11'5 (6.50m x 3.48m)

Kitchen

11'7 x 8'2 (3.53m x 2.49m)

Utility Room

FIRST FLOOR

Bedroom

11'6 x 10'5 (3.51m x 3.18m)

Bedroom

11'6 x 10'8 (3.51m x 3.25m)

Bedroom

9'7 x 5'8 (2.92m x 1.73m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 60 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

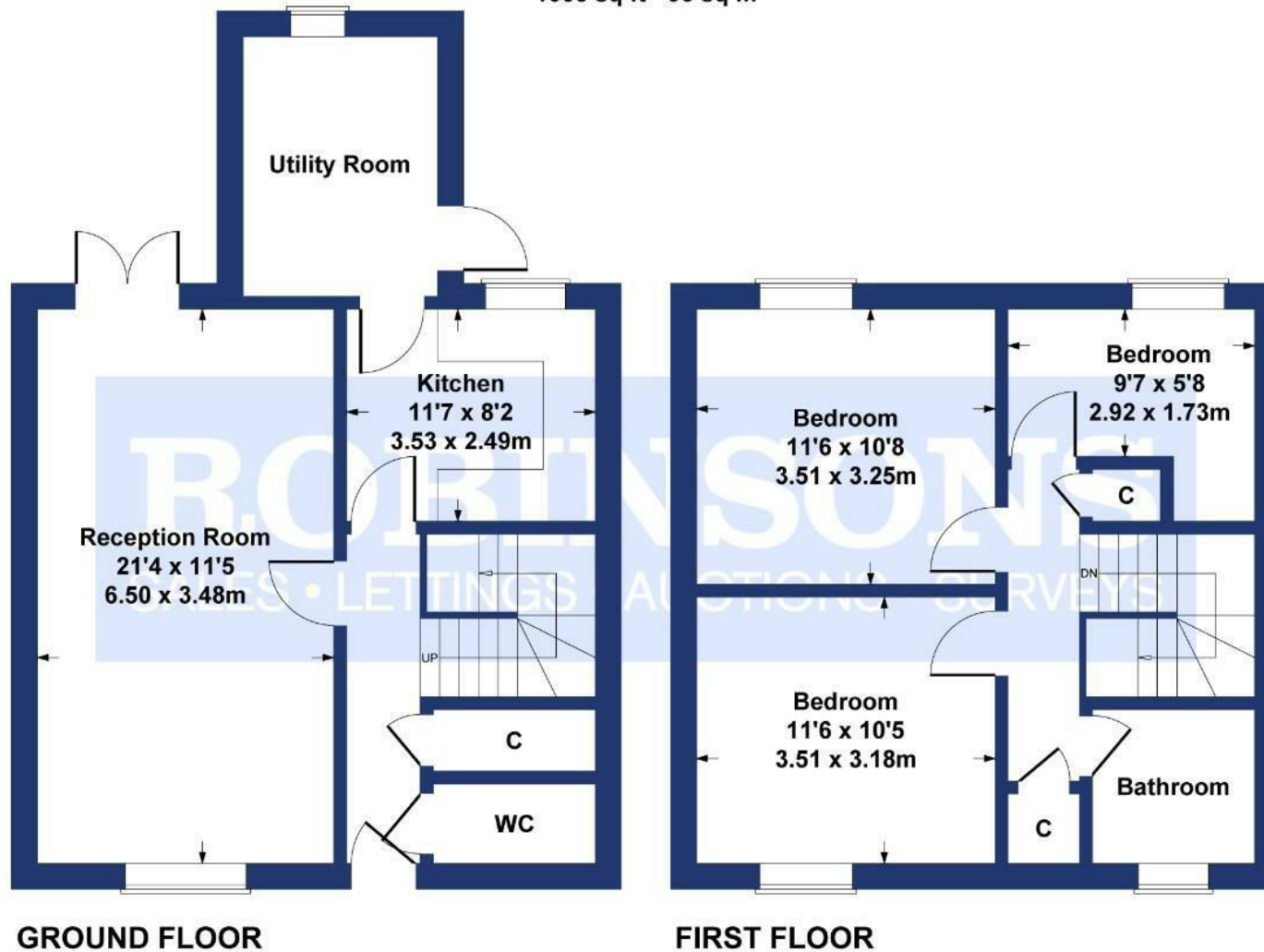
Energy Rating: D

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.



Cherry Park

Approximate Gross Internal Area
1003 sq ft - 93 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		
(82 plus) A		82
(81-81) B		
(69-80) C	66	
(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

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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