

Ashbrook Close, Brandon, DH7 8TE
2 Bed - House - Semi-Detached
O.I.R.O £119,950

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Ashbrook Close
Brandon, DH7 8TE

No Upper Chain ** Pleasantly Situated ** Front & Rear Gardens ** Detached Garage & Drive ** Well Presented Throughout ** Ideal Starter, Family or Investment Property ** Modern Kitchen & Bathroom ** Outskirts of Durham ** Close to Walking & Cycle Routes ** Upvc Double Glazing & GCH Via Combination Boiler ** Early Viewing Advised **

The floor plan comprises: entrance porch, hallway, comfortable lounge, modern fitted kitchen diner with door out to the rear garden. The first floor has two double bedrooms and bathroom/WC, fitted with a modern white suite including over bath shower. Outside, the front of the property has an enclosed garden. The rear has an enclosed landscaped garden with detached garage access.

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

Hall

Lounge
15'0 x 10'10 (4.57m x 3.30m)

Kitchen Diner
14'0 x 7'6 (4.27m x 2.29m)

FIRST FLOOR

Bedroom
14'0 x 10'10 (4.27m x 3.30m)

Bedroom
10'10 x 8'11 (3.30m x 2.72m)

Bathroom/WC
7'6 x 4'11 (2.29m x 1.50m)

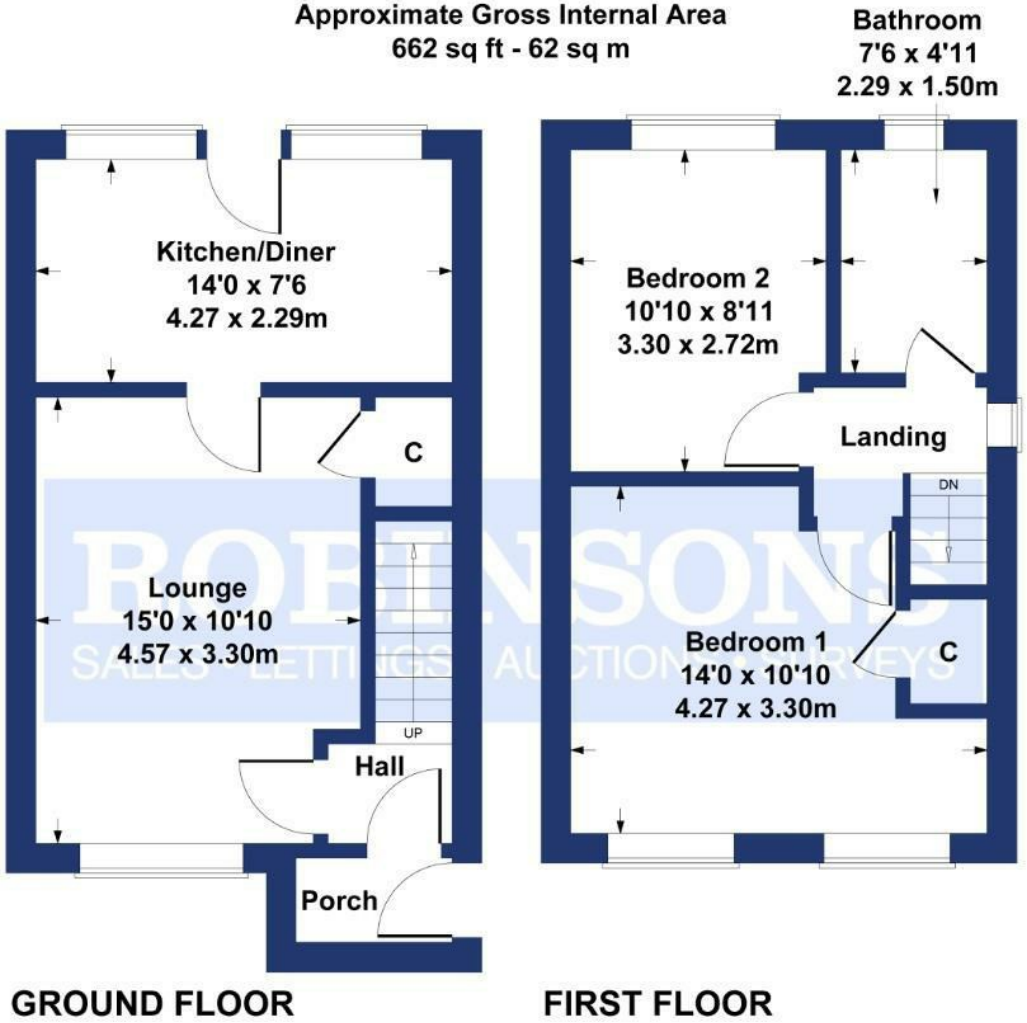
Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 11 Mbps, Superfast 80 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Energy Rating: D

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Ashbrook Close

Approximate Gross Internal Area
662 sq ft - 62 sq m



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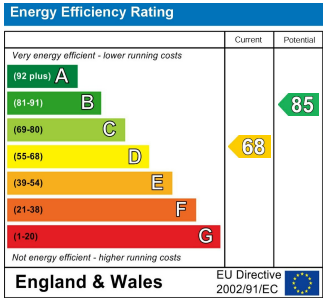
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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