

**Commercial Street, Brandon, DH7 8PL**  
**3 Bed - House - Terraced**  
**£600 Per Calendar Month**

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Unfurnished \*\* Spacious Floor Plan \*\* Outskirts of Durham \*\*  
Upvc Double Glazing & GCH \*\* Local Amenities & Road Links  
\*\*

The layout consists of an entrance lobby, an inviting living room, a dining kitchen equipped with a washing machine and fridge/freezer, and a rear lobby. Moving to the first floor, you'll find three bedrooms and a bathroom/wc. The loft space is boarded out for storage and includes power.

Externally, the property features an enclosed rear yard with a raised decked patio area and a low-maintenance garden. We believe this property will attract a diverse range of potential tenants, and we highly recommend an early internal inspection.

Local shops and amenities are conveniently located within Brandon, Meadowfield, and nearby Langley Moor. For a broader range of shopping, recreational facilities, and amenities, Durham City Centre is approximately 3 miles away. Brandon's proximity to the A(690) Highway also makes it an ideal location for commuting, providing good road links to other regional centers.

EPC Rating - D

BOND £600 | MINIMUM 6 MONTHS TENANCY

Council Tax Band - A Annual Cost - £1474.78

Required Earnings: Tenant Income £ 18,000.00 - Guarantor  
Income £ 21,600.00

Specifications: Professionals Only, No Smokers and Pets  
Considered (Additionally £25pcm for pet rent)



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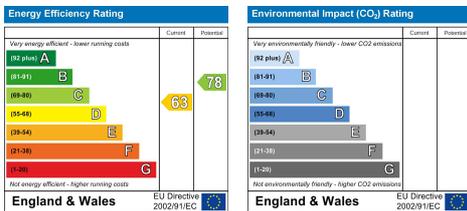
Dedicated Property Manager



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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