

Brancepeth Road, DL17 8QR
2 Bed - House - Mid Link Terrace
£62,500

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Robinsons are delighted to offer to the market this recently decorated and well maintained two bedroom terraced home. This comfortable property is located on a popular residential development, being within walking distance to local primary schools, Ferryhill leisure centre and only a short walk to the market place where a wider range of amenities can be found. Early viewing is advised to avoid any disappointment. This perfect starter / Buy to let property benefits from fitted kitchen with integrated appliances & first floor bedroom, tiled flooring throughout the ground floor and tastefully decorated throughout. There is a garden to the front elevation, which overlooks a pleasant green. To the rear, there is a easy to maintain block paved patio, making this a great purchase for numerous buyers including first time buyers.

In brief the property comprises of; entrance, spacious lounge, inner hall which provides access to a large storage cupboard which could easily be converted to a ground floor W/C and the large kitchen/diner. To the first floor is a landing area, which gives access to two double bedrooms and family bathroom. Externally, to front elevation there is a nice sized garden, while to the rear there is a well presented block paved patio and decked area. Again, early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band A

Lounge

17'5 x 11'6 max points (5.31m x 3.51m max points)

Tiled flooring, feature uPVC bay window, radiator, stairs to first floor.

Inner hall

Storage cupboard, tiled flooring, access to lounge, kitchen and rear garden.

Kitchen

11'2 x 10'10 (3.40m x 3.30m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, space for dining room table, uPVC window, radiator, tiled flooring and splashbacks.

Landing

Radiator, loft access.

Bedroom 1

17'5 x 9'2 max points (5.31m x 2.79m max points)

Spotlights, uPVC windows, radiator, storage cupboard, overlooking a pleasant front green.

Bedroom 2

12'6 x 9'6 max points (3.81m x 2.90m max points)

UPVC window, radiator, airing cupboard.

Bathroom

7'3 x 5'11 (2.21m x 1.80m)

White panelled bath with shower over, wash hand basin, W/C, tiled flooring, uPVC window, radiator, half tiled splashbacks.

Externally

To the front elevation, is a easy to maintain garden. While to the rear, there is a pleasant and easy to maintain patio area, with a useful brick store.



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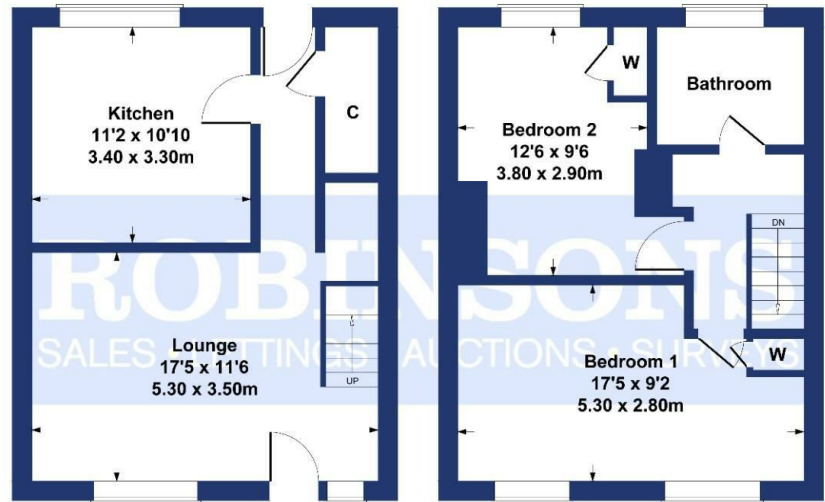
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Brancepeth Road

Approximate Gross Internal Area
797 sq ft - 74 sq m



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. 2022

Energy Efficiency Rating	
Current	Potential
69	83
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	

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