



**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 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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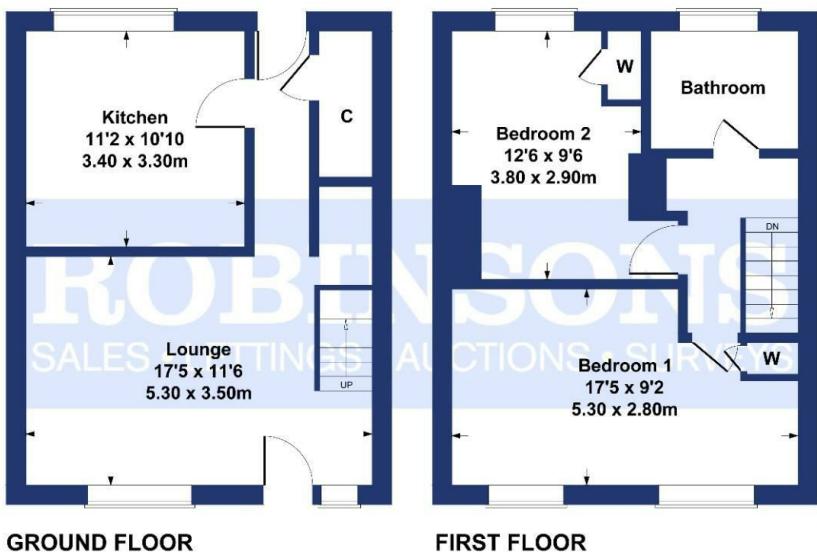
Strategic Marketing Plan

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## Brancepeth Road

Approximate Gross Internal Area

797 sq ft - 74 sq m

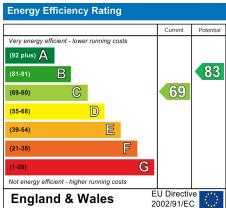


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

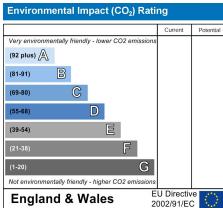
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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