



Briar Avenue

Durham DH7 8AJ

Offers In The Region Of £110,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Briar Avenue

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- Spacious semi detached home
- EPC Rating - E
- Good public transport links

- Two double bedrooms
- Popular location
- Combi gas central heating

- No chain involved
- Walking distance to local amenities
- Kitchen and utility room

Venture Properties are delighted to provide the opportunity to purchase with no onward chain, this spacious two bedroom semi detached house, situated in popular and rarely available location within Brandon.

Suitable for a variety of purchasers, the spacious floor plan comprises of an entrance hall leading to a generous living room, fitted kitchen opening in to a lobby with storage and through to a useful utility room. To the first floor there are two generous double bedrooms both with lots of built in storage and bathroom/WC. Externally the property has gardens to the front and rear and a driveway for off street parking.

Briar Avenue lies within easy walking distance to a range of local amenities including shops, doctors surgery, library and primary schools. It also has excellent public transport and road links to Durham City

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor, radiator and storage cupboard.

Living Room

18'11" x 11'2" (5.78 x 3.42)

Spacious dual aspect reception room with UPVC double glazed windows to the front and rear, a feature fireplace housing an electric fire, coving and two radiators.

Kitchen

10'10" x 9'3" (3.32 x 2.82)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a newly fitted cooker and stainless steel extractor over. Further feature include a UPVC double glazed window to the rear, a breakfast bar and radiator.

Lobby

With a UPVC door to the front and storage cupboard.

Utility Room

9'4" x 6'10" (2.85 x 2.10)

A useful room with UPVC double glazed window to the rear, fitted worktop and floor unit, fridge/freezer, washing machine and cupboard housing the combi gas central heating boiler.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side on the staircase and access to the loft.

Bedroom One

12'7" x 10'5" (3.85 x 3.20)

Generous double bedroom with a UPVC double glazed window to the rear, built in wardrobe and radiator.

Bedroom Two

11'9" x 9'8" (3.60 x 2.95)

Further double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

Bathroom/WC

8'7" x 7'10" (2.64 x 2.40)

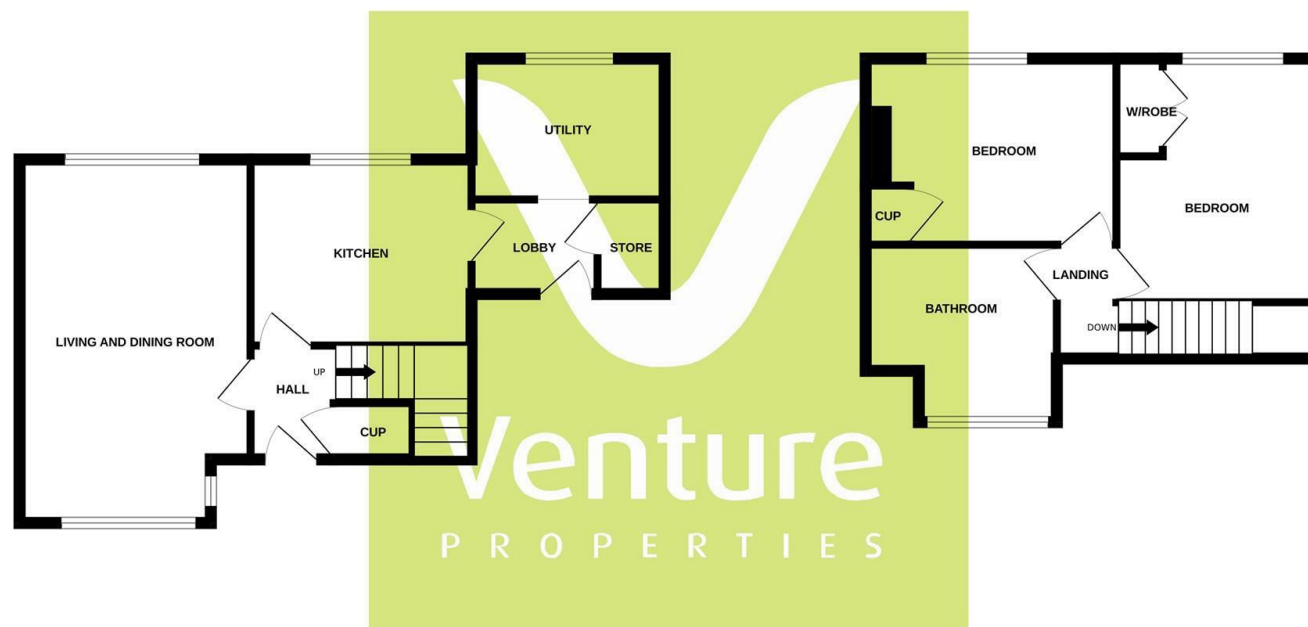
Comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks and flooring, radiator and UPVC double glazed opaque window to the front.

EXTERNAL

There are enclosed gardens to the front and rear of the property, as well as a gated driveway for off street parking.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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