



Alder Park

Brandon DH7 8TH

Offers In The Region Of £90,000



Venture
PROPERTIES



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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- No chain involved
- EPC RATING - C
- Ground floor shower room/WC

Available for sale with no chain involved, and occupying a sought after position at the edge of this popular estate with superb open aspect views to the front across surrounding fields, Venture Properties are delighted to offer this spacious end of terrace home, ideally suited to a variety of purchasers from first time buyers through to a growing family.

The generously proportioned property has gas central heating via a combi boiler and double glazing, with accommodation comprising to the ground floor of an entrance hallway with downstairs shower room/WC, an open plan living and dining room, fitted kitchen and useful utility room. To the first floor are two spacious double bedrooms and further well proportioned third bedrooms, as well as the bathroom/WC. Externally there are enclosed gardens to the front and rear.

The property enjoys a fantastic setting surrounded by countryside to the front, yet within easy reach of Durham City approximately 4.5 miles distant. There is a regular local public transport service and a range of local shopping facilities as well as primary schools, all within walking distance.

The property is in need of some cosmetic improvement and early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor, coving and central heating radiator.

- Lovely outlook to the front
- Sensibly priced
- Combi gas central heating

Shower Room/WC

6'5" x 6'5" (1.96 x 1.96)

Comprising of a cubicle with rainfall shower, hand wash basin, WC, extractor fan and UPVC double glazed opaque window to the front.

Open Plan Living and Dining Room

21'4" x 11'5" (6.52 x 3.50)

Spacious open plan reception room with UPVC double glazed windows to the front and rear, a feature fireplace, coving and two radiators.

Kitchen

11'7" x 8'4" (3.55 x 2.56)

Fitted with a comprehensive range of units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, built in electric double oven and gas hob with extractor over. Having tiled splashbacks, laminate flooring, central heating radiator, storage cupboard, unit housed combi gas central heating boiler and UPVC double glazed window to the rear.

Utility Room

6'9" x 6'7" (2.06 x 2.02)

Having laminate flooring, fitted worktop, fridge/freezer space, plumbing for a washing machine, UPVC double glazed opaque window to the rear and UPVC door leading to the rear garden.

FIRST FLOOR

Landing

With two storage cupboards and access to the loft.



x 3



x 2



x 1

- Three well proportioned bedrooms
- In need of some cosmetic updating
- Front and rear gardens

Bedroom One

11'5" x 10'5" (3.50 x 3.18)

Double bedroom with a UPVC double glazed window to the front enjoying superb views over surrounding fields and a central heating radiator.

Bedroom Two

11'5" x 10'7" (3.50 x 3.25)

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

Bedroom Three

9'8" x 8'3" (2.97 x 2.53)

Well proportioned third bedroom with a UPVC double glazed window to the rear and storage cupboard.

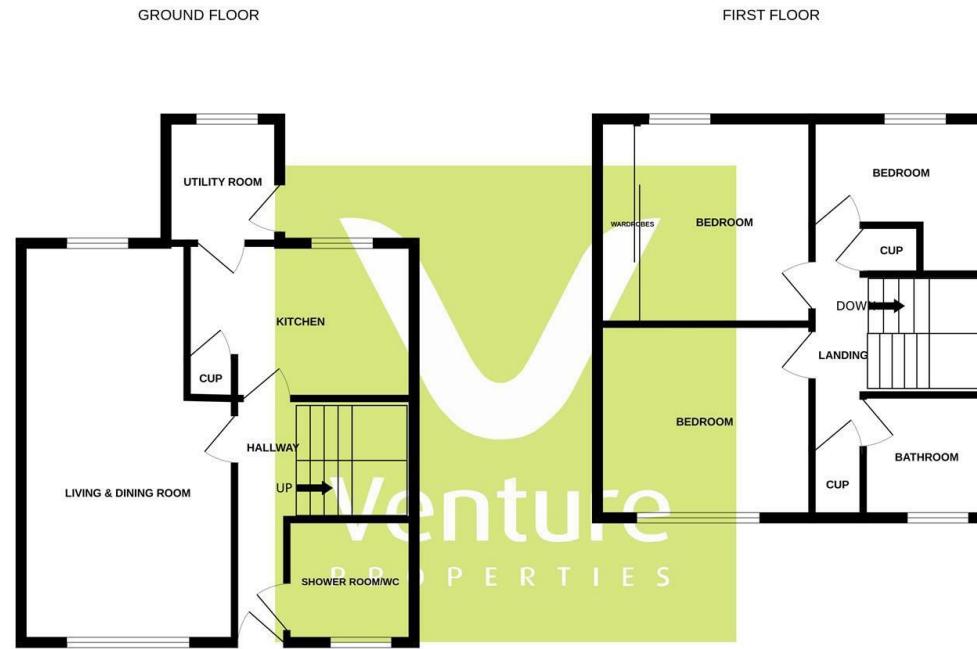
Bathroom/WC

6'7" x 6'5" (2.03 x 1.97)

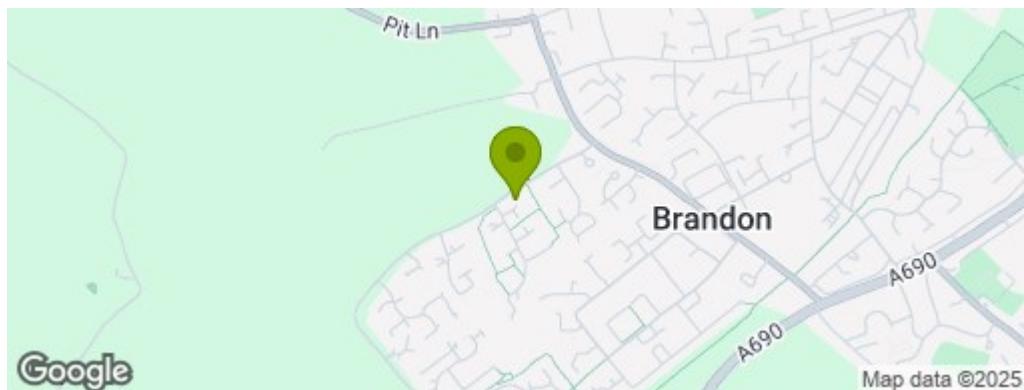
Fitted with a white suite comprising of a panelled bath with an electric shower over and hand held mixer shower, pedestal wash basin and low level WC. Having fully tiled walls and flooring, central heating radiator and UPVC double glazed opaque window to the front.

EXTERNAL

To the front of the property is an enclosed lawned garden, whilst to the rear is a further enclosed, low maintenance garden with shed.



Whilst every care 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

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - A

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