



## Alder Park

Brandon DH7 8TH

Offers In The Region Of £110,000







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# Alder Park

Brandon DH7 8TH



- Recently refurbished
- EPC RATING - C
- Large open plan living and dining room

- Contemporary refitted kitchen
- Two generous double bedrooms
- Snug/study

- Stylish refitted bathroom
- Further well proportioned single bedroom
- Front and rear gardens

This superb three bedroom end terraced house, is in a ready to move in to condition, perfect for first time buyers with the benefit of a contemporary refitted kitchen and stylish refitted bathroom.

Situated in a popular location, the spacious accommodation comprises of an entrance hall with snug/study which can be used to suit the needs of any buyer, impressive open plan living and dining room, superb kitchen and useful rear lobby. To the first floor are two double bedrooms, further single bedrooms and stylish refitted bathroom. Externally there are gardens to the front and rear.

Alder Park has access to nearby countryside, local shops and primary schools. It is within easy reach of Durham City which lies approximately 4 miles distant.

Viewing comes highly recommended.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC double glazed door with laminate flooring, stairs leading to the first floor, under stairs storage and radiator.

### Snug/Study

6'5" x 6'5" (1.98 x 1.98)

An excellent space which can be used to suit the needs of any buyer. With UPVC double glazed opaque window to the front and radiator.

## Open Plan Living and Dining Room

21'4" x 11'6" (6.52 x 3.51)

Spacious open plan living and dining area with UPVC double glazed windows to the front and rear and two radiators.

### Kitchen

11'8" x 8'4" (3.56 x 2.55)

Refitted with a contemporary range of wall units and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven and hob with extractor over, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, tiled splashbacks, a unit housing the gas central heating boiler and radiator.

### Rear Lobby

6'9" x 6'5" (2.07 x 1.96)

With UPVC double glazed door to the rear garden, UPVC double glazed opaque window, space for a tumble dryer and larder unit.

## FIRST FLOOR

### Landing

With storage cupboard and access to the loft.

### Bedroom One

11'3" x 10'7" (3.45 x 3.23)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

## Bedroom Two

11'4" x 10'5" (3.46 x 3.20)

Double bedroom with a UPVC double glazed window to the rear and radiator.

## Bedroom Three

9'10" x 8'4" (3.00 x 2.56)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

## Bathroom/WC

9'9" x 6'4" (2.98 x 1.94)

Stylish refitted bathroom comprising of a bath with mains fed shower over, a hand wash basin and WC set to a vanity unit. Having fully tiled walls and tiled flooring, heated towel rail and UPVC double glazed opaque window to the front.

## EXTERNAL

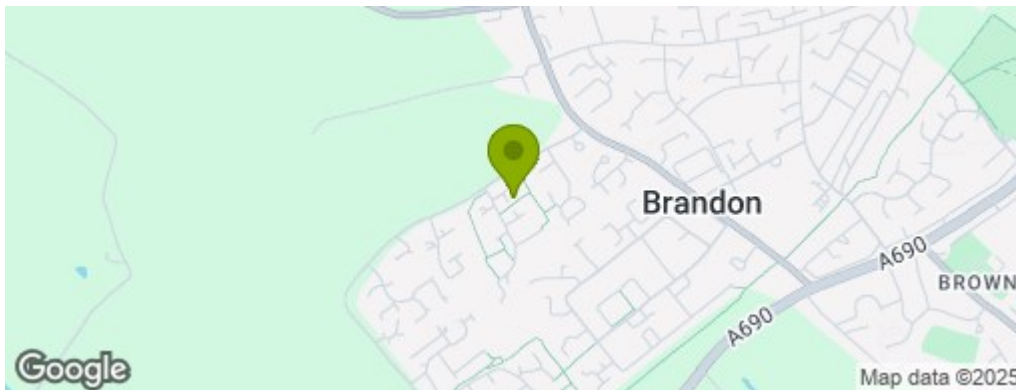
There are enclosed lawned gardens to the front and rear of the property.

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

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

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