



Roman Road

Brandon DH7 8UF

Offers In The Region Of £119,950





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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Roman Road

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- Sought after location
- EPC RATING - D
- Driveway for off street parking

A fantastic starter home or perfect for those looking to downsize, this well presented property occupies an extremely pleasant position at the head of a cul-de-sac, overlooking a green to the front and with a lovely garden to the rear, as well as nearby access to country walks.

The property has a floor plan which briefly comprises of an entrance hall, spacious living room and a comprehensively fitted kitchen which has french doors opening in to the rear garden. To the first floor there are two good sized double bedrooms and a bathroom with white suite. Externally there is a lawned garden to the front and a superb landscaped garden to the rear, with a driveway for off street parking.

Roman Road is a sought after location situated towards the edge of Brandon. There are a range of local amenities within the village, as well as within nearby Langley Moor, with a comprehensive range of shopping and recreational facilities available within Durham City centre which lies approximately 4 miles distant. It is also well placed for access to the A690 which provides good road links for commuting.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

- Superb starter home
- Lovely garden
- Solar panels



- Perfect for those looking to downsize
- Two double bedrooms
- Only 4 miles from Durham

Hall

Entered via a UPVC door. Having stairs leading to the first floor and a radiator.

Living Room

14'9" x 10'8" (4.52 x 3.26)

Spacious reception room with a UPVC double glazed window to the front, laminate flooring, a radiator and understairs storage cupboard.

Kitchen/Diner

14'0" x 7'5" (4.28 x 2.27)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap and gas cooker with extractor over. Further features include a fridge/freezer space, plumbing for a washing machine, recessed spotlighting, laminate flooring, a UPVC double glazed window to the rear and french doors opening to the garden.

FIRST FLOOR

Landing

Having a UPVC double glazed opaque window to the side and access to the loft.

Bedroom One

14'0" x 9'9" (4.28 x 2.98)

Generous double bedroom with two UPVC double glazed windows to the front, coving, a radiator and useful storage cupboard.

Bedroom Two

12'7" x 8'11" (3.85 x 2.72)

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

Bathroom/WC

7'5" x 4'11" (2.27 x 1.51)

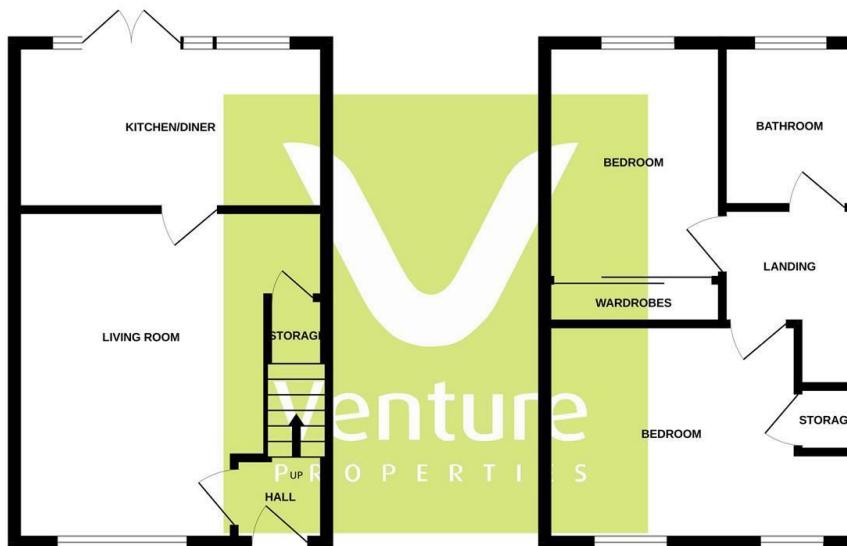
Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a lawned garden with access to the side, whilst to the rear is a lovely enclosed, landscaped garden with patio areas and summerhouse. There is also a driveway for off street parking.

GROUND FLOOR

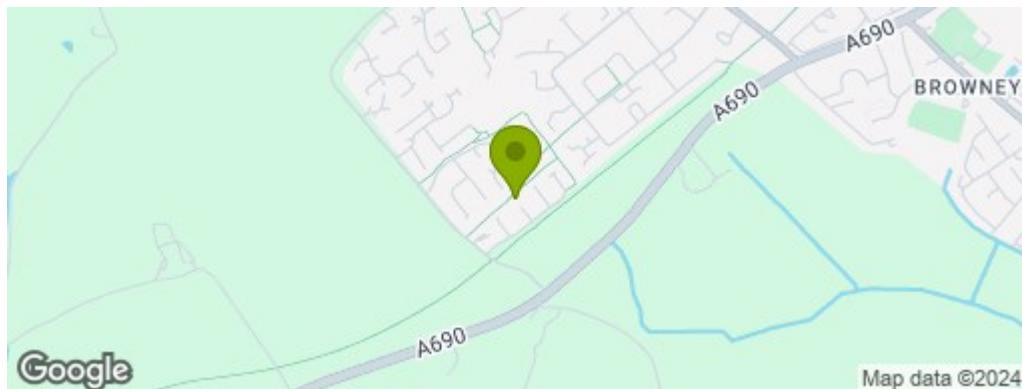
FIRST FLOOR



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 inaccuracy. All dimensions are approximate and should not 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 - D : TENURE - FREEHOLD : COUNCIL TAX BAND - A



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