



## Tiree Close

Brandon, Durham DH7 8QY

- IN NEED OF REFURBISHMENT
  - LOUNGE
- CLOAKROOM/WC & BATHROOM
- FRONT GARDEN & REAR YARD
  - NO ONWARD CHAIN
- 3 BEDROOM MID TERRACED HOUSE
- KITCHEN & REAR ENTRANCE LOBBY
  - OFF ROAD PARKING
- 4 MILES FROM DURHAM CITY
- OPEN VIEWS OF WOODLAND TO THE FRONT

**Asking Price £80,000**

## Council Tax Band: A

### EPC Rating:

#### FULL DESCRIPTION

Excellent positioned mid terraced house with open views over woodland to the front, situated on the edge of Brandon.

In need of full refurbishment throughout, this is an excellent investment opportunity or perfect for any owner occupier looking to purchase a property they would like to add their own tastes to.

Accessed via a UPVC entrance door to the hallway leading through to the lounge, kitchen and rear entrance lobby with an access door to a cloakroom/wc.

Stairs from the hallway lead to the first floor landing, 3 bedrooms and bathroom with bath and separate shower cubicle.

Externally there's a front garden providing an off road parking space and an enclosed yard to the rear.

Having solid fuel central heating with radiators to all rooms and UPVC double glazing.

Brandon is located near Langley Moor and Meadowfield and is well serviced with a wide range of local amenities which includes its own doctors surgery, pharmacy, supermarkets, library, post office primary/junior school and children's nursery.

It serves as a popular commuter location due to its close proximity to the A690, A167 and A1(M), providing quick access to Durham City being just 4 miles away and various other regional centres.

Available with early vacant possession and no onward chain.

Internal inspection is essential.

#### ENTRANCE DOOR

UPVC entrance door leading to hallway with double radiator and cloaks cupboard.

#### LOUNGE/DINING ROOM

21'0 x 12'0

Two double radiators.

#### KITCHEN

12'0 x 7'10

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Double radiator and solid fuel anthracite burner.

#### REAR ENTRANCE LOBBY

With UPVC rear entrance door, plumbed for automatic washing machine and access to cloakroom/WC.

#### FIRST FLOOR LANDING

##### BEDROOM 1

10'10 x 12'0

Radiator and built-in cupboard.

##### BEDROOM 2

11'9 x 7'7

Radiator and two built-in cupboards.

##### BEDROOM 3

9'0 x 6'7

Radiator.

#### BATHROOM

Low level WC, wash hand basin, panel bath, separate shower cubicle with electric shower and radiator.

#### EXTERNALLY

Front garden with an off road parking space and enclosed rear yard.

#### EPC.

EPC Rating -

EPC Link -

1 & 2 Blue Coat Buildings, Claypath,  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.