

# STUART EDWARDS



## Holly Park

Brandon, Durham DH7 8QE

- REFURBISHED SEMI DETACHED HOUSE
- 3 BEDROOMS WITH BUILT-IN STORAGE
- EXTENSIVE KITCHEN WITH APPLIANCES
- LOW MAINTENANCE GARDENS
- PERFECT FIRST TIME BUYER PROPERTY
- READY TO MOVE INTO
- TASTEFULLY PRESENTED LOUNGE
- STYLISH BATHROOM SUITE
- OFF ROAD PARKING SPACE
- 4 MILES FROM DURHAM CITY

Asking Price £129,950

## Council Tax Band: A

### EPC Rating:

#### FULL DESCRIPTION

Beautifully presented semi detached family house, an ideal first time buyer home in ready to move into condition. A modern composite entrance door leads to the hallway through to the tastefully presented lounge with solid oak flooring, stylish panelled feature wall and double glazed doors overlooking the rear garden. The kitchen is extensively fitted, incorporating breakfast bar and including integrated appliances. Stairs from the hallway lead to the first floor landing with wooden drop down ladder accessing the part boarded loft space providing additional storage. The three bedrooms are all well presented and have built-in storage. Additionally there is a contemporary family bathroom suite with bath and mains fed shower. Externally there is an enclosed garden to the front and low maintenance garden to the rear with timber storage shed and an off road parking space. Benefiting from gas central heating via a combi boiler with radiators to all rooms, UPVC double glazing with composite access doors, wood effect Venetian blinds and solid oak internal doors throughout. 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. A standout property sure to prove extremely popular amongst buyers, therefore early viewing are strongly recommended.

#### ENTRANCE

Composite entrance door leading to hallway with radiator and stairs to the first floor landing.

#### LOUNGE

18'10" x 10'11"

Solid oak flooring, panelled walls, double radiator, vertical radiator, coved ceiling and French Doors overlooking the garden.

#### KITCHEN

18'10" x 9'6"

Extensive range of shaker style wall and floor units incorporating breakfast bar, solid oak worktops with matching upstands and inset sink unit with mixer tap. Integrated dishwasher, washing machine, microwave, oven, induction hob and extractor hood. Spot lighting, tiled splashbacks, under stair storage cupboard, vertical radiator, laminate flooring and composite rear entrance door.

#### FIRST FLOOR LANDING

Cupboard housing the central heating boiler, double radiator and access to part boarded out loft space via a dropdown wooden ladder.

#### BEDROOM 1

12'11" x 11'0"

Built-in cupboard, radiator and a range of fitted wardrobes.

#### BEDROOM 2

13'6" x 8'10"

Double radiator and a range of fitted wardrobes.

#### BEDROOM 3

7'2" x 7'8"

Radiator and built-in cupboard.

#### BATHROOM

White suite comprising: low level wc, vanity unit with inset wash hand basin and mixer tap, panel bath with mains fed shower over and glass screen, laminate ceiling, decor paned walls, extractor fan and black vertical radiator.

#### OFF ROAD PARKING SPACE

Situated at the rear of the property.

#### GARDEN

Enclosed garden to the front. Whilst to the rear there's a low maintenance rear garden with paving, gravelled area, raised planters, timber storage shed and fenced boundaries with access gate.

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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.

