



**Scripton Gill, Brandon, DH7 8BQ**  
**3 Bed - House - Mid Terrace**  
**Offers In The Region Of £95,000**

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Pleasantly Situated \*\* Outlook Over Front Green \*\* Well Presented \*\* Extended Floor Plan \*\* Larger Than Average Garage \*\* GCH Via Recent Combi \*\* Upvc Double Glazing \*\* Front and Rear Gardens \*\* Popular Location \*\* Outskirts of Durham City \*\* Must Be Viewed \*\*

**Front & Rear Garden****Tenure - Freehold****Council Tax Band - B**

Annual Cost - £1477.30

The floor plan comprises: entrance porch, comfortable lounge, dining room, conservatory, kitchen. The first floor has three bedrooms and family bathroom/wc. Outside the front has an enclosed garden which overlooks a front green. The rear has a pleasant enclosed courtyard style garden with gated access leading to the garage.

Scripton Gill is well positioned on the outskirts of Brandon and within easy reach of everyday shops etc which are available within Brandon itself as well as nearby Langley Moor and Meadowfield. It is situated just off the A(690) Highway which provides access to Willington, Crook and Durham City Centre where there are more comprehensive shopping and recreational facilities and amenities available.

**Ground Floor****Entrance Porch**

6'01 x 4'10 (1.85m x 1.47m)

**Lounge**

14'08 x 14'06 (4.47m x 4.42m)

**Dining Room**

9'06 x 7'10 (2.90m x 2.39m)

**Kitchen**

9'06 x 6'07 (2.90m x 2.01m)

**Conservatory**

9'06 x 9'0 (2.90m x 2.74m)

**First Floor****Landing****Bedroom 1**

13'09 x 8'07 (4.19m x 2.62m)

**Bedroom 2**

9'02 x 8'04 (2.79m x 2.54m)

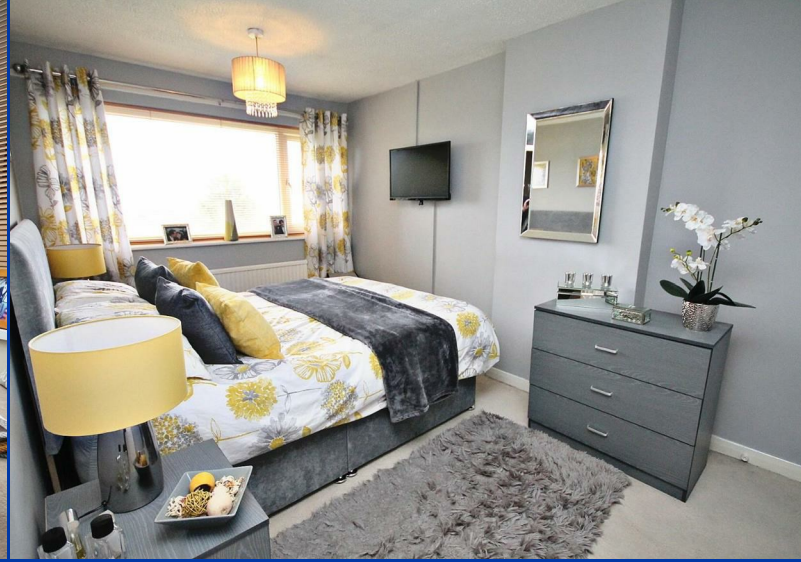
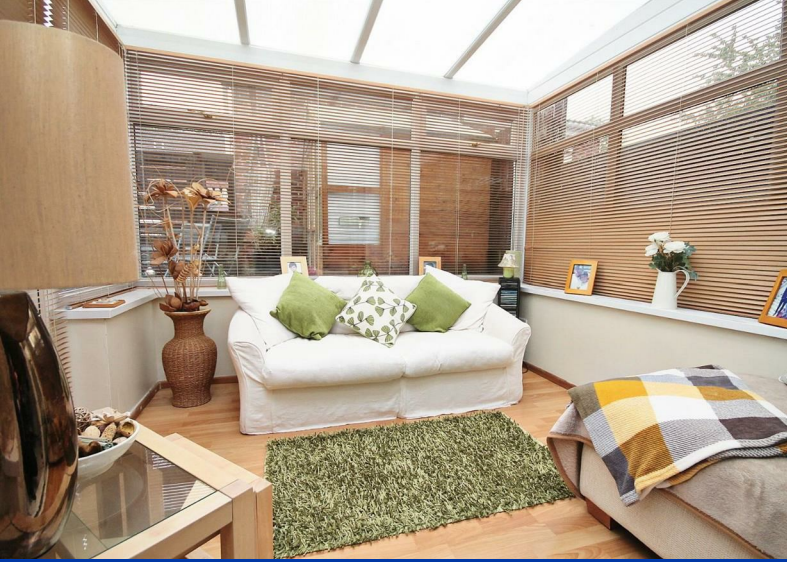
**Bedroom 3**

10'07 x 6'0 (3.23m x 1.83m)

**Bathroom**

6'01 x 6'01 (1.85m x 1.85m)

**External****Detached Garage**



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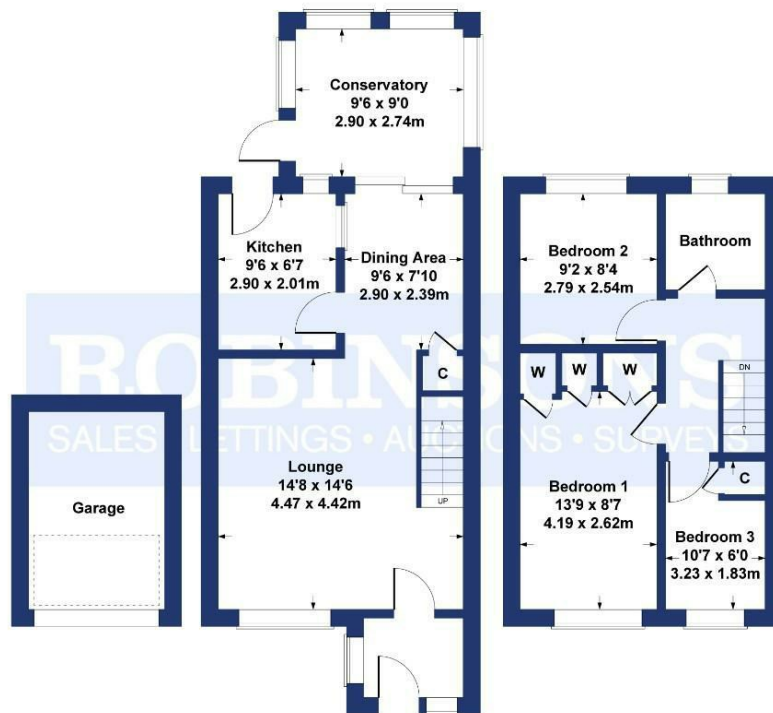
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Scripton Gill**  
Approximate Gross Internal Area  
888 sq ft - 82 sq m



**GARAGE**

**GROUND FLOOR**

**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs |                         |
| A (92-100)                                  |                         |
| B (81-91)                                   |                         |
| C (69-80)                                   |                         |
| D (55-68)                                   |                         |
| E (39-54)                                   |                         |
| F (21-38)                                   |                         |
| G (1-20)                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| A (92-100)                                                      |                         |
| B (81-91)                                                       |                         |
| C (69-80)                                                       |                         |
| D (55-68)                                                       |                         |
| E (39-54)                                                       |                         |
| F (21-38)                                                       |                         |
| G (1-20)                                                        |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

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