



Beechcroft Avenue, Brandon, DH7 8TF  
4 Bed - House - Detached  
Offers In The Region Of £225,000

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# Beechcroft Avenue Brandon, DH7 8TF

Extended Detached Property \*\* Ideal Family Home \*\* Well Presented Throughout \*\* Modern Fixture & Fittings \*\* Large Plot \*\* Lovely Sunny Garden & Ample Parking \*\* Garage With Power & Light \*\* Popular Location \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance porch, hallway, cloak/wc, comfortable lounge with dining area, open plan kitchen breakfast and dining room. The first floor has four good sized bedrooms, en-suite shower room and family bathroom/wc with separate shower cubicle. Outside the property occupies a lovely tucked away position, with generous sunny rear garden, ample front parking with access to the single car garage, which has power and light.

Beechcroft Avenue is a pleasant location situated on the outskirts of Brandon & Brandon Village. It lies close to Langley Moor and Meadowfield, where there are a range of local shops and amenities available. A more comprehensive range of shopping, recreational facilities and amenities are available within Durham City Centre, which lies approximately 4 miles distant. Brandon is well placed for commuting purposes as it lies a short drive from the A(690) and A(167) Highways which offer access to other regional centres.











## Ground Floor

### Entrance Porch

4'09 x 4'05 (1.45m x 1.35m)

### Inviting Hallway

### Cloak/WC

### Lounge and Dining Room

24'05 x 11'08 narrowing to 9'11 (7.44m x 3.56m narrowing to 3.02m)

### Dining/Breakfast Area

12'03 x 7'08 (3.73m x 2.34m)

### Kitchen

14'06 x 7'09 (4.42m x 2.36m)

### Garage

17'07 x 7'09 (5.36m x 2.36m)

## First Floor

### Bedroom

12'09 x 9'04 (3.89m x 2.84m)

### En-Suite

### Bedroom

16'05 x 9'09 (5.00m x 2.97m)

### Bedroom

12'11 x 10'02 (3.94m x 3.10m)

### Bedroom

9'08 x 7'09 (2.95m x 2.36m)

### Bathroom/WC

8'11 x 7'09 (2.72m x 2.36m)

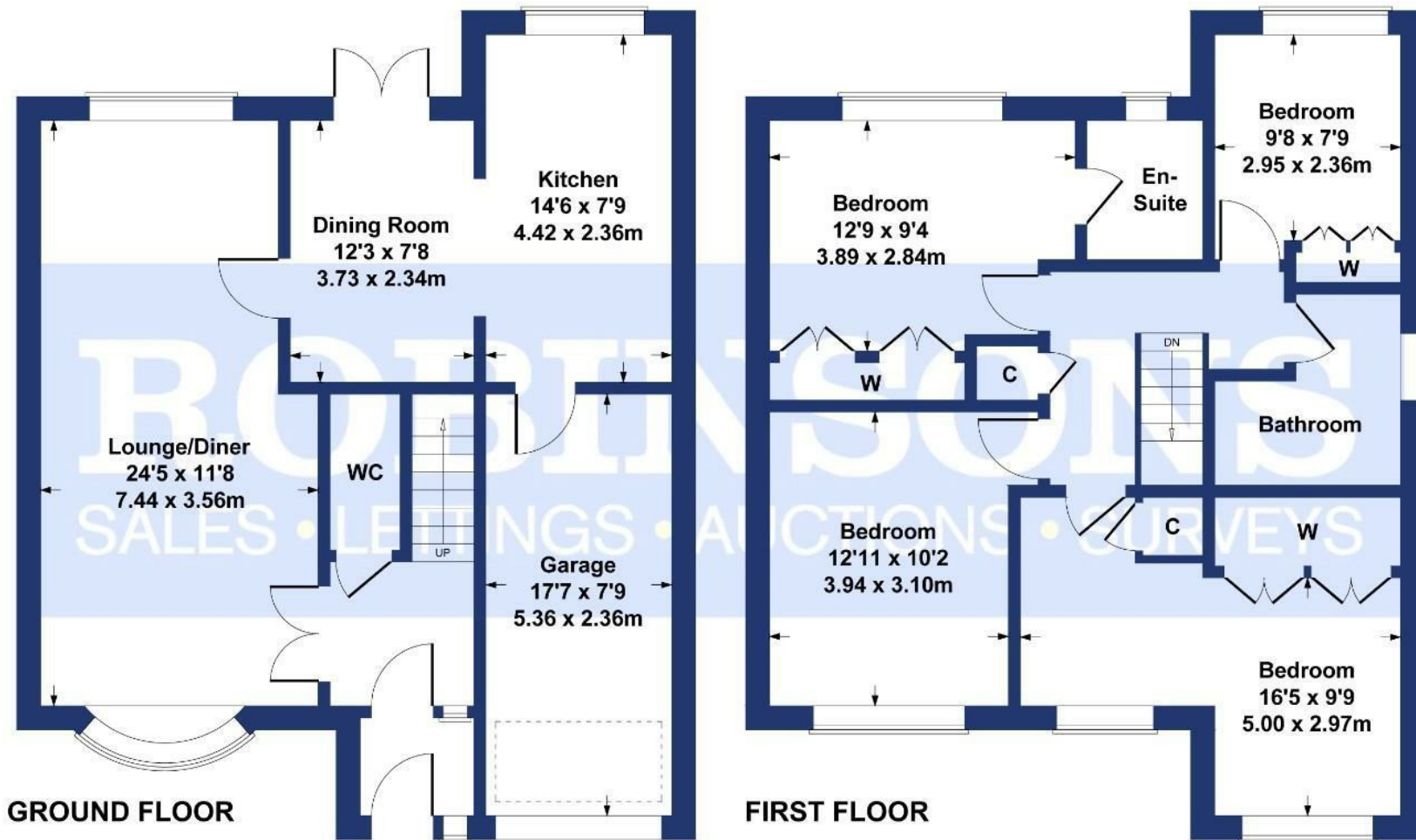
### Tenure - Freehold

**Council Tax Band C - Approx. £1901 PA**



# Beechcroft Avenue

Approximate Gross Internal Area  
1444 sq ft - 134 sq m



## 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.

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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         | 79        |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  | 65      |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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