



Murrayfield Drive, Brandon, DH7 8TG  
3 Bed - House - Semi-Detached  
Offers In The Region Of £139,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

No Upper Chain \*\* Popular Location \*\* Seldom Available \*\*  
Outskirts of Durham \*\* Good Road Links \*\* Modern Fitted  
Kitchen \*\* Double Glazing & GCH Via Back Boiler \*\* Good  
Sized Rear Garden \*\* Driveway & Garage \*\* Early Viewing  
Advised \*\*

The floor plan briefly comprises: entrance porch, hallway, comfortable lounge with gas fire, separate dining room with patio door to the rear garden, modern fitted kitchen breakfast room. The first floor has three bedrooms and family bathroom/wc. Outside the property occupies a pleasant position with front and rear gardens. The front garden has an open aspect with driveway for parking, and leading to the single car garage which has power and light. The rear garden is enclosed and of a generous size with pleasant patio area.

Murrayfield is a pleasant cul-de-sac development 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.

#### **Entrance Porch**

#### **Hallway**

#### **Lounge**

12'10 x 12'07 (3.91m x 3.84m)

#### **Dining Room**

8'09 x 7'11 (2.67m x 2.41m)

#### **Breakfasting Kitchen Diner**

15'09 x 10'0 (4.80m x 3.05m)

#### **Garage**

#### **First Floor**

#### **Bedroom**

11'10 x 9'03 (3.61m x 2.82m)

#### **Bedroom**

9'03 x 9'10 (2.82m x 3.00m)

#### **Bedroom**

8'09 x 6'05 (2.67m x 1.96m)

#### **Bathroom/WC**

6'04 x 5'05 (1.93m x 1.65m)

#### **Tenure - Freehold**

**Council Tax Band B - Approx. £1611 PA**





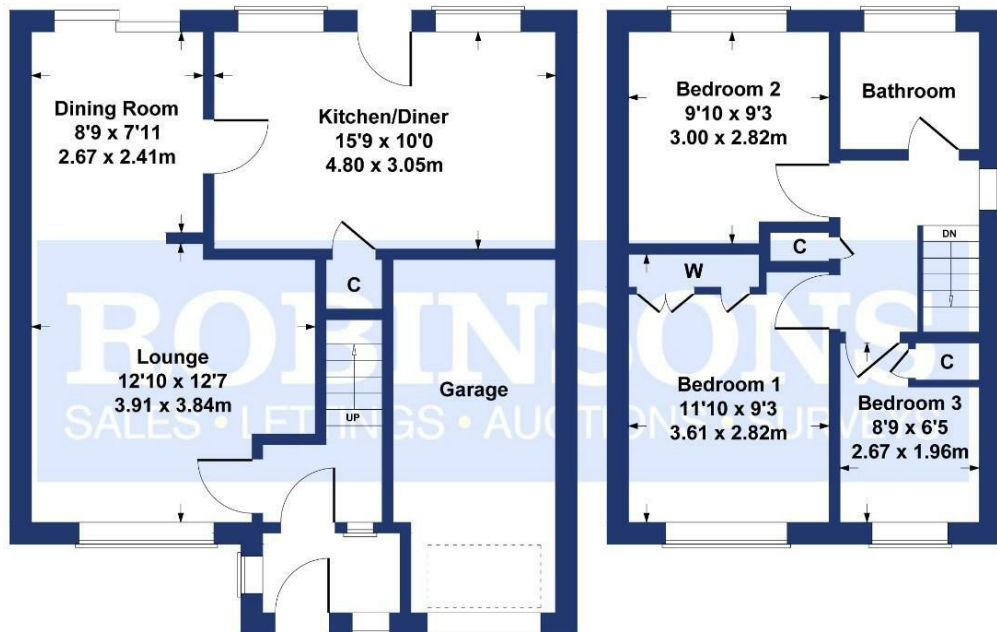


# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

## Murrayfield Drive

Approximate Gross Internal Area  
967 sq ft - 90 sq m



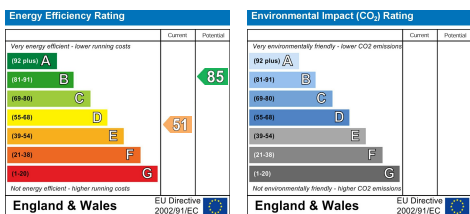
GROUND FLOOR

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. 2021



### DURHAM SALES & LETTINGS OFFICE

DURHAM CITY  
1 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000  
E: info@robinsonsls.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444  
E: info@robinsonsspenny Moor.co.uk

### DARLINGTON

7 Duke Street  
DL3 7RX

T: 01325 484440  
E: info@robinsonsdarlington.co.uk

### MIDDLESBROUGH

26 Stokesley Road  
TS7 8DX

T: 01642 313666  
E: info@robinsonsmiddlesborough.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111  
E: info@robinsonsbishop.co.uk

### STOCKTON

21 Bishop Street  
TS18 1SY

T: 01642 607555  
E: info@robinsonstockton.co.uk

### REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY  
14 West Terrace  
DH6 4HP

T: 0191 383 9994 (option 2)  
T: 0191 383 9994 (option1) (Lettings)  
E: admin@robinsonslettings.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477  
E: info@robinsonscrook.co.uk

### EDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777  
E: info@robinsonsedgfield.co.uk

### HARTLEPOOL

106 York Road  
TS26 9DE

T: 01429 891100  
E: info@robinsonshartlepool.co.uk

### INGLEBY BARWICK

Barwick Lodge  
TS17 0RH

T: 01642 762944  
E: info@robinsonsbarkwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk