



Pine Lea, Brandon, DH7 8SR  
Offers In The Region Of £79,950

**Venture**  
PROPERTIES



Much improved by the current owner, this well presented two bedroom home has a refitted kitchen and bathroom, a spacious living room with wood burning stove and a useful ground floor WC/utility. The property also enjoys a pleasant outlook to the front and must be viewed for full appreciation.

The deceptively spacious floor plan comprises of an entrance hall, dual aspect living room with feature fireplace housing a wood burning stove and a refitted kitchen with space to dine. The vendor has also created a useful downstairs WC and utility cupboard. To the first floor is a large master bedroom and second well proportioned bedroom, along with a refitted bathroom. Externally there are low maintenance gardens to the front and rear.

On the outskirts Brandon, close to the village, the property is located within walking distance to local amenities including shops, schools and the village pub. There are excellent transport links in to Durham City, which lies approximately 4 miles distant.

EPC RATING D

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. With laminate flooring and radiator.

### Living Room

18'3" x 9'11"



Spacious double aspect reception room with UPVC double glazed windows to the front and rear, a fireplace housing a wood burning stove, coving and two radiators.

### Kitchen/Diner

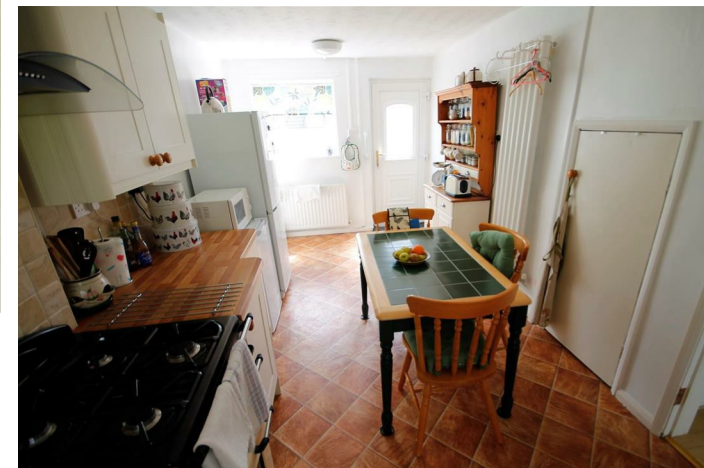
18'3" x 8'10"



Refitted with a range of wall and floor units having contrasting work surfaces incorporating a sink and

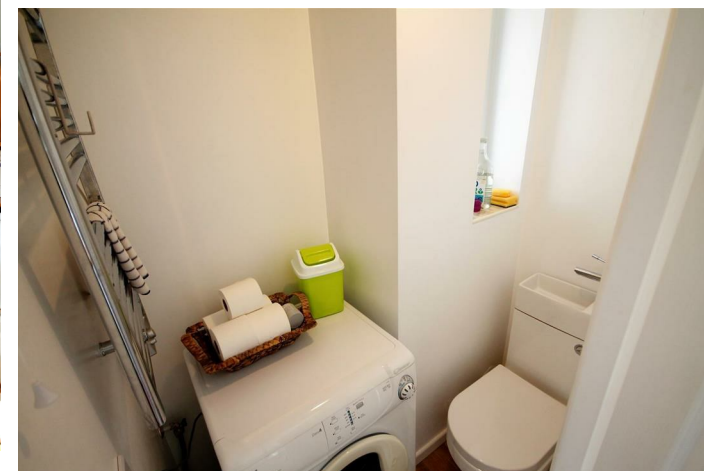
drainer unit with mixer tap, a gas cooker point with extractor over, plumbing for a dishwasher, fridge space, tiled splashbacks and heated towel rail. With UPVC double glazed windows to the front and rear and external door to the rear garden.

### Further Kitchen/Diner Image



### WC/Utility Room

5'1" x 3'4"



The vendor has created a downstairs WC and utility room with WC, hand wash basin, plumbing for a washing machine and extractor fan.



### Inner Hall

With stairs leading to the first floor, laminate flooring and UPVC double glazed window to the rear.

### FIRST FLOOR

#### Landing

Having a storage cupboard and access to the loft.

#### Bedroom One

17'7" x 9'11"



Generous double bedroom with a UPVC double glazed dormer window to the rear and radiator.

#### Bedroom Two

9'1" x 8'11"



Further well proportioned bedroom with a UPVC double glazed dormer window to the rear and radiator.

#### Bathroom/WC

10'0" x 8'11" max



Refitted with a white suite comprising of a panelled bath with mixer shower, pedestal wash basin and WC. Having tiled splashbacks, laminate flooring,

radiator, cupboard housing the combi gas central heating boiler and UPVC double glazed opaque dormer window to the front.

### EXTERNAL



To the front of the property is a an enclosed garden, whilst to the rear is a further enclosed garden with raised planted borders, cold water tap and access gate.

### Outlook To The Side

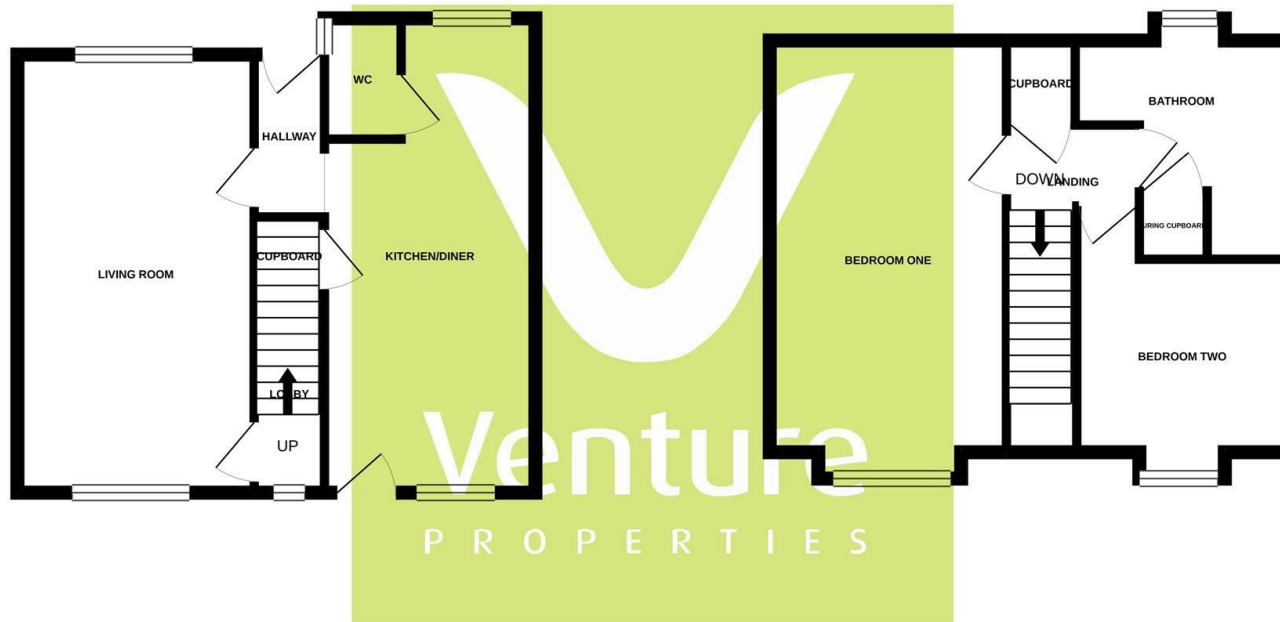


### Rear View



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(21-34) <b>E</b>		
(11-20) <b>F</b>		
(1-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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Venture Properties 4 New Elvet, Durham, DH1 3AQ

T: 0191 372 9797 E: [durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com) W: [www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)