

# COPELAND RESIDENTIAL

SALES & LETTINGS



**Tiree Close, Brandon, DH7**

Asking Price  
**£79,950**



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E-MAIL: [copelandsaleslettings@gmail.com](mailto:copelandsaleslettings@gmail.com)

WEBSITE: [www.copelandresidential.co.uk](http://www.copelandresidential.co.uk)

COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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## SALES & LETTINGS

AFORDABLE 3 BEDROOM FAMILY HOME. SPACIOUS LAYOUT. UPDATED KITCHEN & BATHROOM. EXCELLENT BUY TO LET INVESTMENT

Copeland Residential offer this 3 bedroom end link house, having been updated over recent years to include a family kitchen with built in cooking appliances, 1st floor bathroom with bath & shower facilities, downstairs WC, neutral redecoration throughout.

A good sized entrance hallway offers 2 storage cupboards along with an open staircase the 1st floor. Leading to an open plan lounge / dining room which boasts dual aspect windows and measures 21'8 x 12'2 providing an excellent layout for lounge and dining furnishings. A generous sized kitchen area offers a wide range of wall and base units with integrated oven and hob. The rear vestibule again provides access to more storage areas and the ground floor WC.

To The 1st floor, all 3 bedrooms and family bathroom are accessed from the landing. All 3 bedrooms are decent sizes with the 2 larger bedrooms providing built in cupboards / wardrobes.

Benefits include upvc double glazing, gas central heating via combination boiler, enclosed gardens to front and rear, along with ample communal parking.

Property comprises

Entrance Hallway. Via double glazed entrance door, stairs to first floor, 2x storage cupboard, radiator, access to:

Lounge/Dining Area. 21'8 x 12'2 (reducing to 9')(6.61m x 3.70m reducing to 2.73m) Upvc double glazed windows to front and rear, 2 x radiators and tv point.

Kitchen. 13'1 x 7'10 (3.95m x 2.39m) Fitted with a range of base units with complementing working surface, built in oven and hob, plumbing for washing machine, radiator, built in storage, upvc double glazed window, fully clad walls.

Rear Vestibule. With built in storage, access to external, door to:

Cloaks/Wc - Comprising: low level wc, vanity unit basin and radiator.

First Floor: Landing with storage cupboard, smoke alarm and loft access.

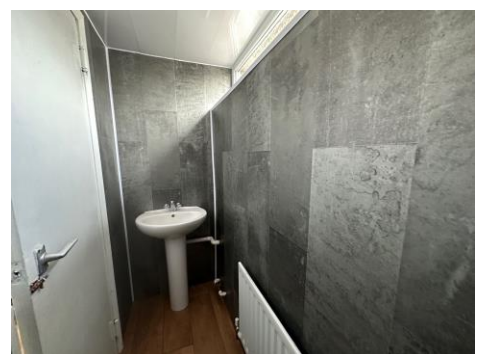
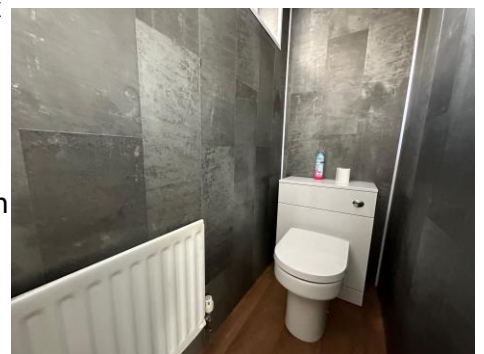
Bedroom 1. 12'1 x 11' (3.68m x 3.35m). Upvc double glazed window, radiator, storage cupboard / wardrobe housing a combination boiler.

Bedroom 2. 12' x 8' (3.69m x 2.44m). Upvc double glazed window, radiator, 1 double built in wardrobe and 1 single built in wardrobe.

Bedroom 3. 9'2 x 6'8 (2.80m x 2.03m) Upvc double glazed window and radiator.

Bathroom/Wc. 8'5 x 6' (2.56m x 1.82m). A white suite comprising: WC, wash hand basin, panelled bath with shower over via mixer taps, glass shower screen, radiator, upvc double glazed opaque window, fully clad walls.

Externally - The property occupies a pleasant position with front fence enclosed garden laid mainly to lawn, whilst to the rear there is a paved and lawned fence enclosed garden with brick outhouse and gated access.



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