Station Avenue, Brandon, DH7 8QQ
2 Bed - House - terraced
Offers In The Region Of £82,000
Offered to the market with the benefit of no upper chain is this well presented exceptionally spacious and pleasantly situated TWO BEDROOM MID-TERRACED HOME with loft space. Occupying a position on a well regarded and traditionally popular terrace the property has a floor plan which comprises of entrance hall, living room, separate dining room, kitchen and downstairs wc/utility. Whilst to the first floor there are two bedrooms and a white suite bathroom. There is also a loft space which is accessed via ladders from the first floor landing. Externally there is a courtyard style garden to the front and an enclosed rear yard. Energy Rating D.

ENTRANCE HALL
Via upvc double glazed opaque door, radiator, wood effect flooring, unstairs storage cupboard.

LIVING ROOM
14'3" x 11'6" (4.34 x 3.51)
Exposed floorboards, upvc double glazed bay window, coving to ceiling, radiator, gas fire and surround.

DINING ROOM
15'7" x 15'3" x 11'6" (4.75 x 4.65 x 3.51)
Gas fire and surround, coving to ceiling, radiator, wood effect flooring, stairs to first floor, French doors to rear garden.

KITCHEN
17'5" x 6'3" (5.31 x 1.91)
Fitted with a range of wall and base units, stainless steel sink tap and drainer unit, cupboard housing boiler, upvc double glazed window to side, tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, fridge and freezer, tiled floor, coving to ceiling.

UTILITY ROOM/WC
7'2" x 6'6" (2.18 x 1.98)
Space for automatic washing machine and tumble dryer, wc, wash hand basin, upvc double glazed opaque window, tiled floor.

FIRST FLOOR

LANDING
With loft ladders giving access to loft space.

BEDROOM 1
15'2" x 12'0" (4.62 x 3.66)
Upvc double glazed window to front, radiator, coving to ceiling.

BEDROOM 2
15'5" x 8'7" (4.70 x 2.62)
Upvc double glazed window to rear, radiator, coving to ceiling.

BATHROOM
White three piece suite comprising of bath with shower over, wc, wash hand basin with storage units, tiled floor and walls, upvc double glazed opaque window, chrome heated towel rail.

LOFT SPACE
Ideal for storage with Velux window.

EXTERNALLY
To the front of the property there is a courtyard style garden whilst to the rear of the property there is an enclosed yard with patio area.

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.