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Brankin Road
Darlington, DL1 4LJ

£750 Per calendar month

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

Situated on Brankin Road in the charming town of Darlington, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two inviting reception rooms, perfect for entertaining or relaxing with family.

Upon entering, one is greeted by a well-appointed living room featuring a lovely fireplace, creating a warm and welcoming atmosphere. The kitchen/diner is fitted with high-quality units and integrated cooking appliances, making it a joy for any home chef. Double French doors lead out to a spacious south-facing rear garden, allowing for an abundance of natural light and a seamless connection to outdoor living.

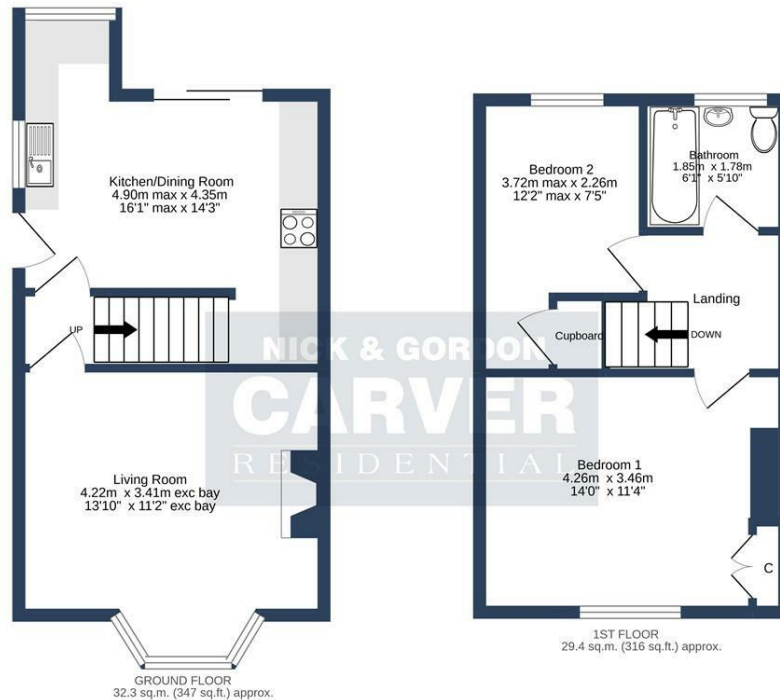
The first floor comprises a landing area that leads to two generously sized bedrooms, ideal for restful nights. The bathroom is equipped with a modern white suite and an overhead shower, ensuring convenience for all residents.

To the front of the property, an enclosed garden adds to the appeal, while a driveway provides off-road parking for two vehicles, a valuable asset in this sought-after area. The large rear garden is a standout feature, offering ample space for outdoor activities, gardening, or simply enjoying the sunshine.





- POPULAR LOCATION
- WALKING DISTANCE TO SHOPS, SCHOOLS, TRAIN STATION ETC
- WELL MAINTAINED
- READY TO MOVE INTO
- FITTED KITCHEN/DINER
- SOUTH FACING LARGE REAR GARDEN
- TWO BEDROOMS
- FIRST FLOOR BATHROOM/WC
- DRIVEWAY TO THE FRONT



BRANKIN ROAD, DARLINGTON, DL1 4LJ.B

TOTAL FLOOR AREA: 61.7 sq.m. (664 sq.ft.) approx.

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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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