



**\*\* EXTENDED TO REAR \*\* \*\* TWO RECEPTION ROOMS \*\* \*\* REAR GARDEN \*\*  
\*\* POPULAR COCKERTON AREA \*\* \*\* GOOD TRANSPORT LINKS \*\***

Smith and Friends have pleasure in bringing this three bed property to the market. Situated in the ever popular Cockerton area of Darlington, the property benefits from uPVC double glazing, gas central heating and kitchen extension.

The property lies close to local amenities, including shops and schools and is only a short walk to Cockerton village. Good transport links to the A1(M), A68 and train station are within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is highly recommended.

Council tax band A. Freehold basis. EPC Rating: E  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**Brinkburn Avenue, Darlington, DL3 0JN**

**3 Bed - House - Semi-Detached**

**Offers Over £160,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Brinkburn Avenue, Darlington, DL3 0JN



## GROUND FLOOR

A light and airy hallway leads to the lounge, dining room, kitchen and stairs to first floor. The spacious lounge features a gas fire with surround and large bay window allowing light to flood the room. The good sized dining room benefits from a storage cupboard and overlooks the rear garden. The generously sized extended kitchen features a range of wall and base units, contrasting worktops and space for a range cooker, fridge freezer and washing machine. Additionally there is a convenient under stairs cupboard and door leading to the rear garden.



## FIRST FLOOR

A light and bright landing area benefitting from loft access leads to three bedrooms and a bathroom. There are two well proportioned double bedrooms, both featuring fitted wardrobes and a good sized single bedroom. The family bathroom comprises of a bath with overhead shower, wash hand basin and low level w.c.



## EXTERNALLY

To the front of the property the garden with shrubs and a driveway allowing off street parking. A side gate accesses the enclosed rear garden which is laid to lawn and benefits from a storage shed.

## HALLWAY



## LOUNGE

12'11" x 10'10" (3.94m x 3.32m)

## DINING ROOM

11'4" x 10'2" (3.47m x 3.10m)

## KITCHEN

18'0" x 8'11" (5.51m x 2.74m)

## FIRST FLOOR LANDING

## BEDROOM

10'6" x 10'10" (3.22m x 3.32m)

## BEDROOM

9'1" x 10'2" (2.79m x 3.11m)

## BEDROOM

9'8" x 6'11" (2.95m x 2.12m)

## BATHROOM/W.C.

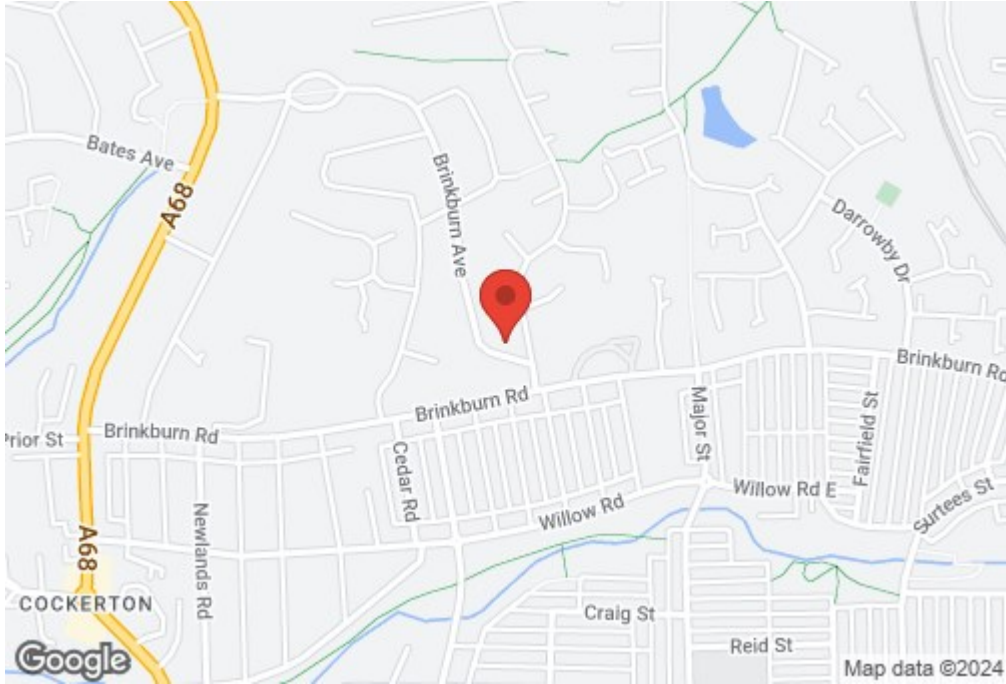
5'8" x 7'5" (1.73m x 2.27m)

## FRONT EXTERNAL

## REAR GARDEN

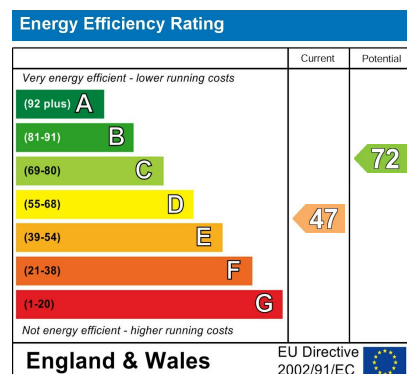


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

