



Ann Cordey
ESTATE AGENTS

12 Brankin Drive, Darlington, County Durham, DL1 4LQ
Offers In The Region Of £140,000



12 Brankin Drive, Darlington, County Durham, DL1 4LQ

A mature TWO BEDROOMED semi detached residence awaits a new owner. The accommodation is immaculately presented and has been improved and extended to make a generous home.

To the ground floor there are two reception rooms, a conservatory, kitchen with extended breakfasting area and a handy ground floor cloaks/wc. To the first floor there are two spacious double bedrooms, the master bedroom benefitting from a full range of fitted wardrobes.

Externally, there are gardens to the front and rear. Both of which are mature, and offer an abundance of flowers, plants and shrubs to add colour and interest throughout the seasons.

The property is situated in a tree lined drive within the Eastbourne area of Darlington and has local shops, schools and amenities close by. There are regular bus services and excellent road links towards Darlington's town centre, the A66 and A1M. Darlington's train station is a walk away as are the local parks of Eastbourne and South Park.

The feeling of space is evident throughout and the property has been very well maintained by the current owners, viewing is highly encouraged.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

The composite entrance door opens into the reception hallway, which leads to the lounge, dining room and kitchen. There is also access to the very convenient ground floor cloaks/wc and the staircase leads to the first floor.

CLOAKS/WC

Fitted with a white suite with low level WC and ceramic handbasin.

LOUNGE

14'03 x 12'03 (4.34m x 3.73m)

The pleasant lounge is light and bright, tastefully decorated and having a walk-in bay window to the front aspect. There are two alcoves to the chimney breast which has the original ceramic fireplace adding a focal point with inset.

DINING ROOM

12'05 x 10'10 (3.78m x 3.30m)

The separate dining room is also well proportioned and has sliding doors to lead through to the conservatory.

KITCHEN

13'11 x 8'02 (4.24m x 2.49m)

The kitchen is fitted galley style with an ample range of white cabinets and complimenting work surfaces and stainless steel sink unit. The integrated appliances include an electric double oven and electric hob the washing machine is also included. The room has been finished with a tiled floor and has window to the side and leads through to the breakfast room.

BREAKFAST AREA

26'4" x 16'4" (8.03 x 5.00)

The tiled floor continues and has a UPVC window to the side and a door to the rear.



CONSERVATORY

8'10 x 7'10 (2.69m x 2.39m)

A superb addition to the home and a pleasant space in which to enjoy the garden whatever the weather. The conservatory is UPVC framed and has a laminate floor.

FIRST FLOOR

LANDING

The landing is a feature in itself, having a window to the front aspect and leading to the front aspect and leads to the both of the double bedrooms, bathroom and separate WC. There is also access to the attic area which is part boarded.

BEDROOM ONE

14'07 x 12'01 (4.45m x 3.68m)

The master bedroom is a very generous double room, having the advantage of a walk in bay window to the front aspect and a full range of fitted wardrobes.

BEDROOM TWO

12'07 x 11'02 (3.84m x 3.40m)

Bedroom two is also a double room, this time over looking the garden to the rear.

BATHROOM

The bathroom is spacious and allows for a P shape bath with mains fed shower and screen. The hand basin is positioned within a large vanity unit and there is also a built in storage cupboard. The room has been finished with neutral ceramics and has a chrome heated towel rail and a window to the side.

SEPARATE WC

With a low level WC and a window to side.

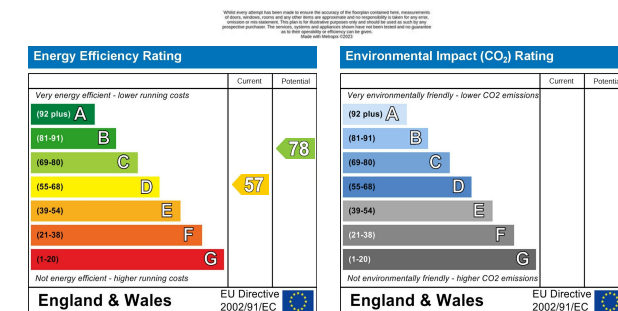
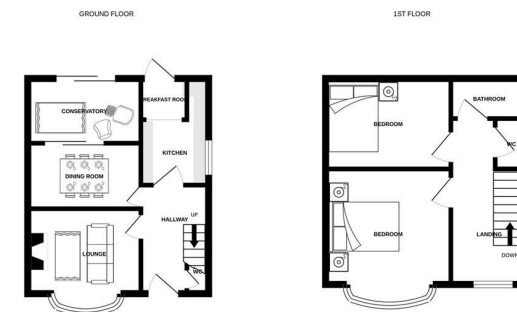
EXTERNALLY

The property sits in mature and well established gardens. The front is enclosed by a brick built wall and there are lots of flowers, plants and shrubs to add colour and interest. A blocked paved pedestrian footpath leads up to the property and a timber gate opens to access the side of the property and leads down to the rear garden.

The rear garden is quite private and again well established with various areas of interest. The borders are well stocked and edge the lawn, there are two apple trees and a useful timber storage shed. There is a paved patio seating area and garden a working vegetable patch to the rear of the garden.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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