



## **72 BRANKIN DRIVE, DARLINGTON, DL1 4LQ**

### **Offers In The Region Of £139,950**

This well presented extended two bedroom mature semi detached property is located in the Eastbourne area of Darlington.

The property comes to the market in ready to move into condition with upvc double glazing, gas central heating, garden to the rear. Viewing is highly recommended.



Eastbourne is conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing local schools. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

The property benefits from having a HIVE heating system and smart meters.

TENURE: FREEHOLD  
COUNCIL TAX : B

**ENTRANCE HALLWAY**

The UPVC entrance door opens into the entrance hallway which has the staircase leading to the first floor and access into the Lounge and Dining room.

**LOUNGE**

14'3 x 13'3 (4.34m x 4.04m)

A spacious reception room having a UPVC bay window to the front aspect , There is a log burning stove to cast a cosy glow when needed.

**DINING ROOM**

14'3 x 10'10 (4.34m x 3.30m)

Easily accommodating a large family dining table , there is a handy under stairs storage cupboard and the room leads through to the Kitchen/Breakfast Room.

**KITCHEN/BREAKFAST ROOM**

The kitchen fitted with a range of medium oak wall, base and drawer units, contrasting work surfaces, part tiled walls, stainless steel sink unit . The integrated appliances include a electric oven, gas hob ,stainless steel extractor hood, dishwasher, washing machine and fridge freezer will be included in the sale also. The room has part tiled walls and tiled flooring. There is space for table and chairs form informal dining. There is UPVC sliding doors leading to the rear.

**FIRST FLOOR LANDING**

Leading to both bedrooms, bathroom and separate WC. There is access to loft area via drop down ladder which is partially boarded.

**BEDROOM ONE**

14'4 x 13'4 (4.37m x 4.06m)

A spacious master bedroom having a UPVC bay window to the front aspect , There is a feature fireplace making a lovely focal point of the room.

**BEDROOM TWO**

10'6 x 8'2 (3.20m x 2.49m)

Having a Upvc double glazed window to the rear and a cupboard housing the Worcester boiler.

**BATHROOM**

Fitted with a white suite to include a panelled bath with over the bath electric shower and screen. There is a pedestal hand basin and UPVC window to the side.

**SEPARATE WC**

Fitted with low level wc, window to the side, fully tiled walls and floor.

**EXTERNALLY**

There is a paved garden to the front. Gated side access into the rear garden which is south facing and recently landscaped , laid to lawn with a patio seating area.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, wall-to-wall, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not intended and no guarantee as to their availability or efficiency can be given. Made with MyHome3D.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

