



## **53 BRANKIN DRIVE, DARLINGTON, DL1 4LH**

### **Offers In The Region Of £145,000**

We are pleased to offer for sale a charming semi-detached house situated on Brankin Drive, Darlington. This mature property boasts two spacious reception rooms, ideal for entertaining guests or relaxing. The good-sized kitchen offers an ample range of cabinets with integrated appliances.

With two double bedrooms, there's plenty of space for a growing family or for guests to stay over comfortably. The refitted bathroom with a separate shower offers modern styling, with a separate WC for convenience.



The shared driveway leads down to a single garage for secure parking or storage.. The location of this property is handy for local shops, schools, and Darlington's train station just a stone's throw away. Additionally, regular bus services and excellent transport links are within easy reach.

The property is warmed by gas central heating and is fully double glazed, don't miss out on the opportunity to own this delightful home in a popular tree-lined street.

TENURE: Freehold  
COUNCIL TAX: B

**RECEPTION HALLWAY**

The upvc entrance door opens into the welcoming hallway which has a very large and useful storage cupboard. The staircase leads to the first floor and there is access to the lounge, dining room and kitchen.

**LOUNGE**

14'3" x 12'2" (4.35 x 3.72)

The first of two reception rooms, having a walk-in bay window to the front aspect. There are two alcoves to the chimney breast which has a wooden feature fireplace and living flame gas fire to cast a cosy glow.

**DINING ROOM**

14'8" x 10'10" (4.48 x 3.32)

A further, well proportioned reception room, also having a bay window, this time enjoying views of the garden to the rear. Again there are two alcoves to the chimney breast, with a feature fireplace and gas fire.

**KITCHEN**

13'11" x 7'5" (4.25 x 2.27)

The kitchen is also of a good size and fitted with an ample range of white cabinets, with complimenting work surfaces with stainless steel sink unit. The integrated appliances include an electric oven and gas hob and there is also plumbing for an automatic washing machine. Finished with tiled surrounds, the room is a light and pleasant space with windows to the side and rear, and also a door leading out to the garden.

**FIRST FLOOR**

**LANDING**

The landing has a window to the front aspect and leads to both bedrooms and to the bathroom and separate WC. There is also a built in cupboard housing the central heating boiler.

**BEDROOM ONE**

14'2" x 12'0" (4.33 x 3.67)

The first of two double bedrooms and boasting a walk-in bay window to the front aspect.

**BEDROOM TWO**

12'5" x 10'10" (3.79 x 3.31)

A second, double bedroom this time over looking the rear aspect.

**BATHROOM & SHOWER**

Fitted with a modern white suite comprising of a double ended panelled bath. The spacious room also allows for a separate shower cubicle with mains fed shower. The handbasin is positioned with a useful vanity storage unit. The room has been finished with ceramic tiles and has a window to the side aspect.

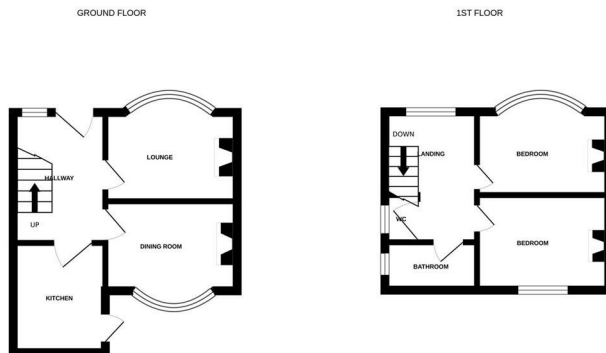
**SEPARATE WC**

With a with WC and a window to the side aspect.

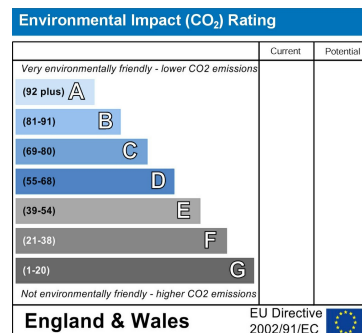
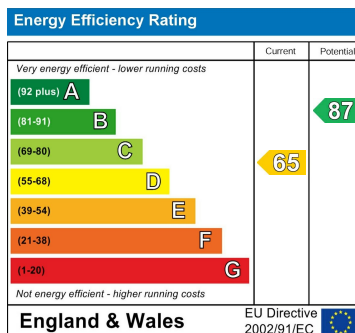
**EXTERNALLY**

The property sits in well established and easy to maintain gardens. The well stocked borders offer lots of colour and interest throughout the seasons. The front garden is enclosed by a brick built wall and has gravelled display. The shared driveway leads down to a single GARAGE which has timber doors, light and power. There are two windows and a personnel door to the rear garden.

The rear garden has been paved allowing for lots of places to sit with the borders having an abundance of mature plants and flowers. There is also a green house and convenient water tap. The rear garden is enclosed by fencing and attracts a great deal of the summer sun shine. With a single gate to the driveway.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors 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 for any prospective purchase. The services, systems and appliances shown here are not to be taken as a guarantee as to their operation or condition, call for views. Made with Metaplan 12/2014



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