



42 BRANKIN DRIVE, DARLINGTON, DL1 4LQ

Offers In The Region Of £132,500

Situated in a lovely tree lined street we have great pleasure in offering for sale a fine example of a mature TWO BEDROOMED semi-detached residence which is in ready to move into order.

Spacious throughout, The lounge is welcoming with a walk-in bay window there is also a separate dining room which provides access through to the Kitchen.



HALLWAY

Allowing access to the Lounge and Dining Room, there is also a staircase to the first floor.

LOUNGE

13'11 x 6'11 (4.24m x 2.11m)

Well proportioned Lounge with bay window to the front aspect, feature fireplace and surround.

DINING ROOM

14'01 x 10'11 (4.29m x 3.33m)

Spacious Dining Room with ample space for a large dining table, french doors leading to the garden and useful under stairs storage cupboard.

KITCHEN

Fitted with a range of wall floor and drawer units, work preparation surfaces, sink unit, oven, hob and extractor. There is also a washing machine and fridge freezer. Back door leading to the Garden.

FIRST FLOOR

BEDROOM ONE

14'01 x 13'03 (4.29m x 4.04m)

The master bedroom is situated to the front of the property with a bay window to the front aspect, with wardrobe for storage.

BEDROOM TWO

11'05 x 8'5 (3.48m x 2.57m)

The second bedroom is situated at the rear of the property and has built in storage cupboard which houses the gas central heating boiler.

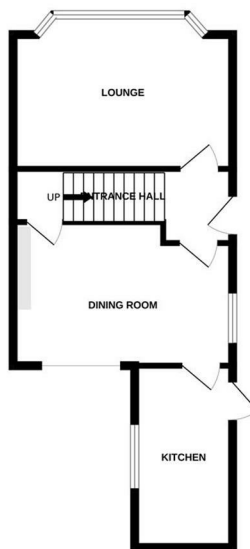
BATHROOM/WC

Fitted with a white suite comprising of safety panel bath, overhead shower, wc and handbasin.

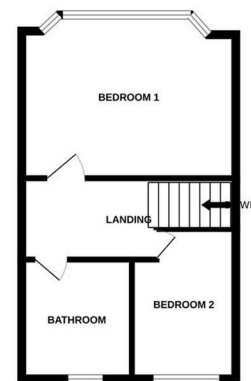
EXTERNALLY

Externally the property sits in gardens to the front and rear. The front garden is enclosed by a brick built wall with a single wrought iron gate for access and astroturf for ease of maintenance. To the rear there is an enclosed rear Garden with lawned area and paved area. There is ample room for storage sheds.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, 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 accuracy, adequacy and applicability should be based on their needs and requirements. See to this: 01454 444444 or 01454 444444. Made with Metaplan 12/02/11

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

