



**Brinkburn Road**

Darlington DL3 9LE

**£150,000**





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# Brinkburn Road

Darlington DL3 9LE



- Three Bedrooms
- Cockerton Location

- Terraced Property
- Council Tax Band A

- Two Reception Rooms
- EPC Rating C

We offer for sale to the market this perfect Family home, a three bedroom property situated in the popular Cockerton village area of Darlington. Within walking distance of the village shops and amenities. We highly recommend a viewing on the property. No onward chain.

In brief the property comprises: Entrance Hallway, Lounge, dining room, conservatory, kitchen. Three bedrooms and family bathroom to the first floor. Good sized garden to the rear with patio area.

## Entrance Hall

Upvc door to front, radiator and staircase to first floor landing.

## Lounge

12'3 x 11'3 (3.73m x 3.43m)

Upvc double glazed bay window to front and radiator.

## Dining Room

12'3 x 11'11 (3.73m x 3.63m)

French Doors to rear and radiator.

## Conservatory

Upvc Double glazed with French doors to side.

## Kitchen

11'10 x 5'10 (3.61m x 1.78m)

Upvc Double glazed window to rear, wall base and drawer units, stainless steel sink unit, electric hob, oven, radiator and door to rear.

## First Floor Landing

Access to fully boarded loft via drop down ladder.

## Bedroom One

12'4 x 11'11 (3.76m x 3.63m)

Upvc double glazed window to rear.

## Bedroom Two

11'3 x 10'4 (3.43m x 3.15m)

Upvc double glazed window to front and radiator.

## Bedroom Three

8 x 7'11 (2.44m x 2.41m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed window to rear, bath with shower over, w/c, wash hand basin and radiator.

## Externally

To the front is a forecourt and to the rear is a south

facing garden that is mainly laid to patio and a single garage.

## Council Tax

Band A

## Tenure

Freehold

## Note

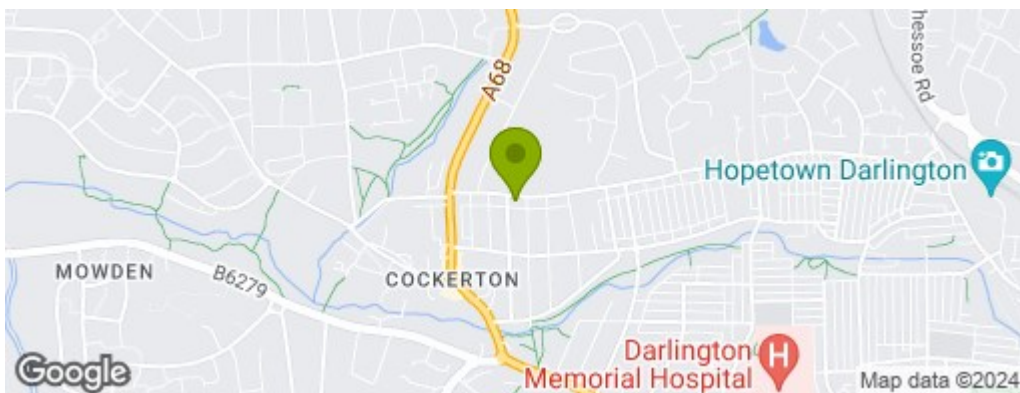
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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