



Brinkburn Road

Darlington DL3 6DU

Offers Over £125,000





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Brinkburn Road

Darlington DL3 6DU



- Three Bedrooms
- No Chain

- Downstairs Bathroom
- Council Tax Band A

- Recently Installed Boiler
- EPC Rating D

This well presented three bedroom mid terraced property comes to the market with no onward chain and is located in the popular Denes area of Darlington within a short stroll to the Memorial Hospital, popular primary schools, Cockerton Village and the town centre.

The property has been updated by the current owner and is freshly decorated and carpeted throughout. In our opinion it would make a perfect first time home for for that of an investor.

Entrance Hall

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

Lounge

10'11 x 10'6 (3.33m x 3.20m)

Upvc double glazed bay window to front.

Dining Room

13'3 x 11'6 (4.04m x 3.51m)

Upvc double glazed window to rear, with electric fire and surround.

Kitchen

11'10 x 8'3 (3.61m x 2.51m)

Upvc double glazed window to side, fitted with wall,

base and drawer units and ceramic sink. Space for cooker, and washing machine.

Lobby

Upvc double glazed door to side.

Downstairs Bathroom

Upvc double glazed window to side, shower cubicle, w/c, wash hand basin and radiator.

First Floor Landing

Storage cupboard and radiator.

W/C

Upvc double glazed window to side and wash hand basin.

Bedroom One

14'6 x 10'9 (4.42m x 3.28m)

Upvc double glazed window to front and radiator.

Bedroom Two

13'2 x 8'3 (4.01m x 2.51m)

Upvc double glazed window to rear and radiator.

Bedroom Three

8'4 x 7'4 (2.54m x 2.24m)

Upvc double glazed window to rear and radiator.

Externally

Yard to rear with gated access to rear lane.

Council Tax

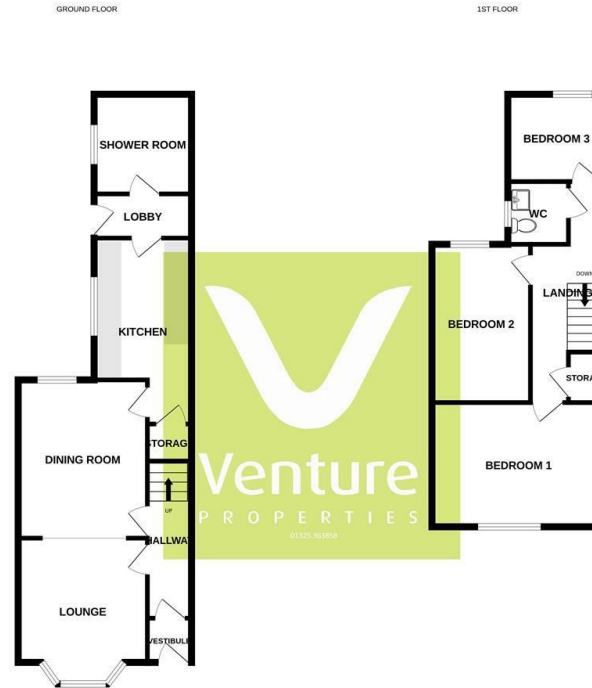
Band A

Tenure

Property is Freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 a guide for prospective purchasers. The architect, planner and surveyor are not liable for errors and no guarantee is made as to their accuracy or efficiency can be given. Made with Mergin Cloud



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