



**Brinkburn Road**

Darlington DL3 9LD

**£165,000**





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# Brinkburn Road

Darlington DL3 9LD



- Three Bedrooms
- Enclosed Garden To Rear

- Mid Terrace
- Council Tax Band A

- Modern Kitchen/Diner
- EPC Rating D

This well presented, three bedroom mid terraced property, situated in the Cockerton area of Darlington. The property has recently undergone a number of home improvements including new decoration throughout and new windows to the front of the property. The property also has a large kitchen/diner area with modern kitchen suite with UPVC patio doors opening up to the rear garden. The property benefits from a modern bathroom and also has attic space for storage. There are local amenities within walking distance as well as schools and is also close to the A1 motorway.

The property would suit a variety of buyers.

Viewing is highly recommended.

Council Tax Band A.

## Entrance Hall

Composite front door, laminate flooring, single radiator, under stairs storage and stairs leading to the first floor.

## Living Room

13'7" x 12'0" (4.153 x 3.671)

Laminate flooring, double glazed bay window and double radiator.

## Kitchen/Diner

18'4" x 15'1" (5.612 x 4.613)

Laminate flooring throughout with kitchen suite comprising floor, walls and drawer units, contrasting work surfaces, stainless steel sink with mixer tap, electric oven and gas hob, double glazed window, double radiator and double glazed UPVC patio doors leading to the rear garden.

## First Floor

Landing with access to attic with drop down ladder.

## Bedroom One

11'3" x 10'1" (3.435 x 3.074)

Double bedroom situated to the front with double glazed window, single radiator and built in wardrobes with sliding doors.

## Bedroom Two

12'2" x 12'1" (3.732 x 3.701)

Double bedroom situated to the rear with double glazed window, single radiator and airing cupboard housing water tank.

## Bedroom Three

7'11" x 7'11" (2.427 x 2.421)

Situated to the front with double glazed window and single radiator.

## Bathroom

Vinyl flooring, bathroom suite comprising low level

w/c, wash hand basin with vanity unit, panelled bath with overhead electric shower and screen, tiled walls, double glazed window and heated towel rail.

## Externally

Enclosed forecourt at the front of the property and enclosed garden to rear with lawn and decked area, and gated access to rear alleyway.

## Council Tax

Band A.

## Tenure

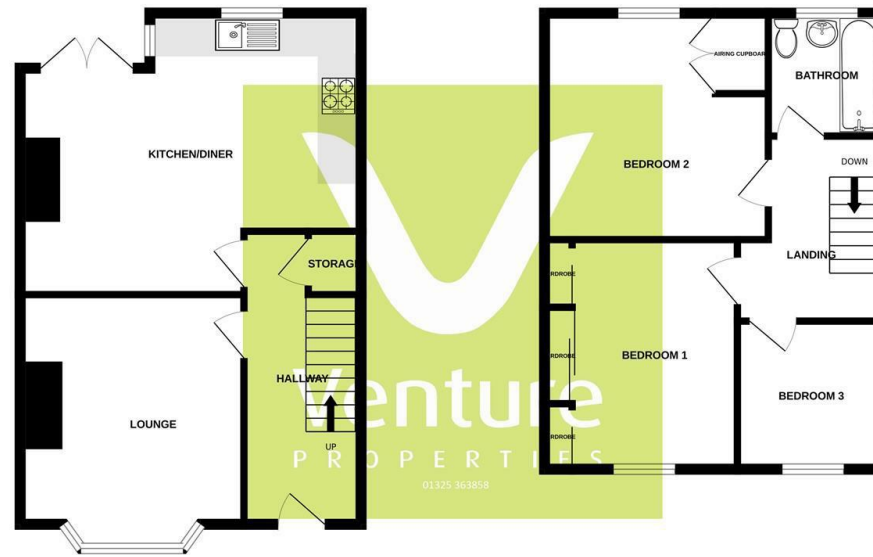
Freehold

## Note

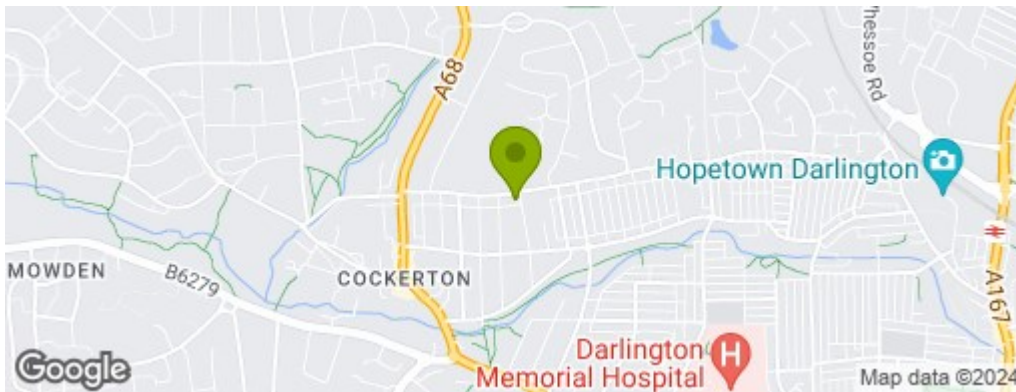
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GROUND FLOOR

1ST FLOOR



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## Property Information

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