



**Brinkburn Avenue**

Darlington DL3 0JN

**£149,950**



**Venture**  
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Brinkburn Avenue

Darlington DL3 0JN



- Semi-Detached
- Cockerton Location

- Two Bedrooms
- Council Tax Band A

- Car Port
- Epc Rating tbc

This two bedroom mature semi detached property is located in the Cockerton area of Darlington within close proximity to the amenities in Cockerton Village, West Park including Marks and Spencer Food Hall and allowing easy access to major road links.

The property would suit a variety of buyers.

Viewing is recommended.

## Entrance Hall

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

## Lounge

14'5" x 13'5" (4.410 x 4.090)

Upvc double glazed bay window to front and radiator.

## Dining Room

12'7" x 10'10" (3.845 x 3.327)

Upvc double glazed window to rear and radiator.

## Kitchen

9'1" x 8'10" (2.777 x 2.695)

Upvc double glazed window to rear, fitted with wall, base and drawer units and stainless steel sink. There is space for a cooker, washing machine and fridge freezer. Radiator and upvc door to side.

## First Floor Landing

Upvc double glazed window to side.

## Separate W/C

5'0" x 2'4" (1.525 x 0.721)

Upvc double glazed window to side.

## Bathroom

8'1" x 6'4" (2.486 x 1.940)

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

## Bedroom One

13'5" x 12'3" (4.098 x 3.736)

Upvc double glazed window to rear and radiator.

## Bedroom Two

12'6" x 11'8" (3.831 x 3.574)

Upvc double glazed window to front and radiator.

## Externally

To the front is off street parking and access to car port.

To the rear is mainly laid to lawn with separate patio area.

## Council Tax

Band A

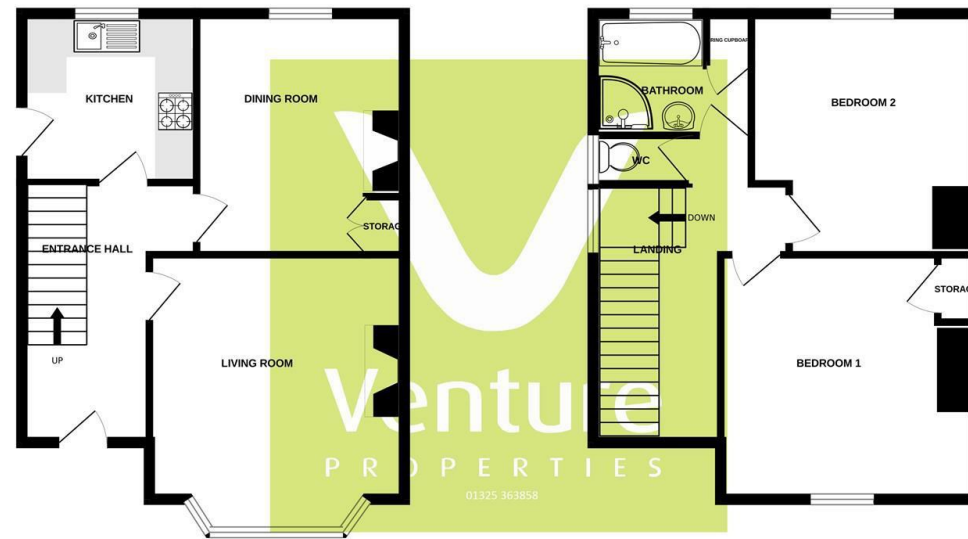
## Tenure

### Note

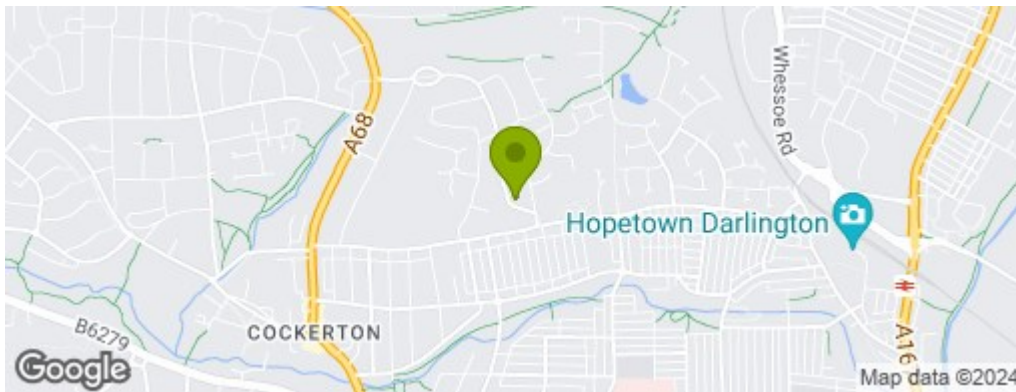
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 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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