



**Brawton Grove**

Darlington DL3 0GL

**Offers Over £185,000**







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# Brawton Grove

## Darlington DL3 0GL



- No Onward Chain
- Gardens, Garage & Parking

- Oakfield Lodge Development
- EPC Rating D

- Well Presented Throughout
- Council Tax Band C

Situated in this quiet cul-de-sac of Brawton Grove, this semi-detached house in Darlington offers a perfect blend of comfort and convenience. With its well-presented interiors, this property is an ideal family home, featuring two reception rooms that provide ample space for relaxation and entertaining.

The house boasts three bedrooms, perfect for accommodating family members or guests, alongside a well-appointed bathroom. The layout is well designed to maximise both space and functionality, ensuring a warm and welcoming atmosphere throughout.

Externally, the property is complemented by lovely gardens, a garage, and parking facilities, making it a practical choice for those with vehicles or who enjoy outdoor activities. The location is particularly appealing, situated within the popular Oakfield Lodge development, which is known for its friendly community vibe.

Residents will appreciate the close proximity to Cockerton village, where a variety of shops and amenities can be found. Additionally, local schools and bus routes are conveniently nearby, making this home an excellent choice for families and commuters alike.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle into a peaceful neighbourhood, this semi-detached house on Brawton Grove is a wonderful opportunity not to be missed.

### Entrance Hall

Composite door to front, downstairs w/c and stairs to first floor landing. Radiator and vinyl flooring.

### Lounge

14'1" x 12'2" (4.307 x 3.712)

Upvc double glazed window to front, fireplace with electric fire, double doors leading to kitchen/diner and radiator,

### Kitchen/Diner

15'5" x 10'0" (4.713 x 3.060)

Upvc double glazed window to rear, fitted with wall, base and drawer units, contrasting work surfaces and stainless steel sink with mixer tap. Gas hob with electric oven and extractor over, part panelled walls, double radiator, handy under stairs storage cupboard and Upvc sliding doors to conservatory. Vinyl flooring.

### Conservatory

12'9" x 8'11" (3.892 x 2.726)

Upvc double glazed conservatory with half wall, power and light. Double doors to rear garden and vinyl flooring.

### Downstairs w/c

Upvc double glazed window to front, low level w/c, wash hand basin and heated towel rail. Vinyl flooring.

### First Floor Landing

Airing cupboard housing water tank

### Bedroom One

15'7" x 10'9" (4.768 x 3.293)

Two Upvc double glazed windows to front, with built in wardrobes and radiator.

### Bedroom Two

9'3" x 8'11" (2.824 x 2.733)

Upvc double glazed window to rear and radiator.

### Bedroom Three

8'11" x 6'1" (2.741 x 1.860)

Upvc double glazed window to rear and radiator.

### Bathroom

6'3" x 6'3" (1.910 x 1.909)

Upvc double glazed obscure window to side, panelled bath with overhead electric shower and screen, low level w/c, wash hand basin in vanity unit, part panelled walls, heated towel rail and vinyl flooring.

### Externally

To the front of the property is a driveway giving access to the garage and a low maintenance garden. To the rear is an enclosed garden with both lawn and decking.

### Council Tax

Band C

### Tenure

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

### Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk

No Risk

Floor Area

785 ft 2 / 73 m 2

Plot size

0.04 acres

Mobile coverage

EE

Vodafone

Three

02

Broadband

Basic

14 Mbps

Superfast

271 Mbps

Ultrafast

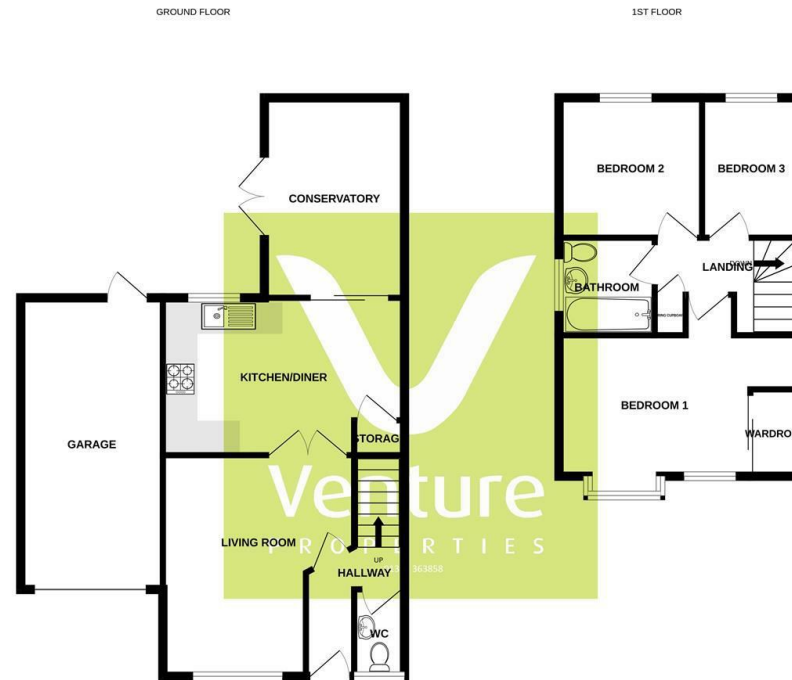
9000 Mbps

Satellite / Fibre TV Availability

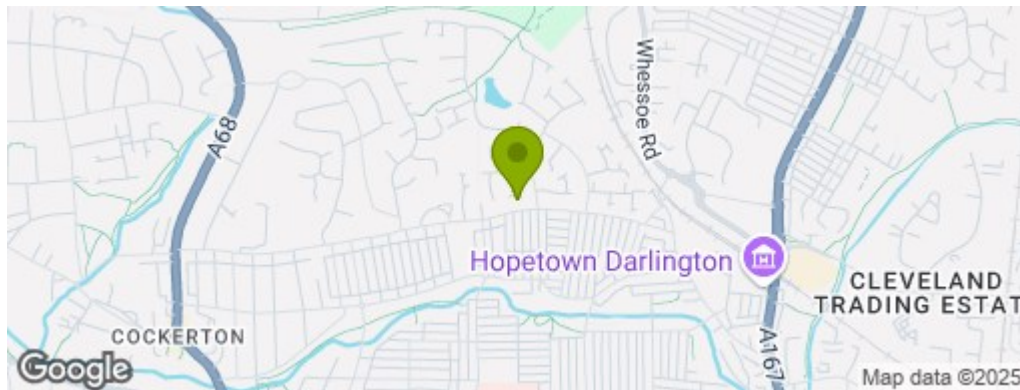
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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