



Brankin Road

Darlington DL1 4LJ

Offers In The Region Of £155,000





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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- Three Bedroom Semi-Detached Property
- Off Street Parking and a Rear Garden

- Garden Room
- Epc Rating E

- Useable Attic Space
- Council Tax Band A

Situated in the desirable Eastbourne area of Darlington, this spacious semi-detached house presents an excellent opportunity for families and professionals alike. Boasting two inviting reception rooms, this property offers ample space for relaxation and entertaining. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own private space together with the usable attic space, which presents a fantastic opportunity for additional storage or potential conversion, subject to the necessary permissions. With no onward chain, this home is ready for you to move in and make it your own.

The house features a ground floor cloakroom/w.c. and a first floor family bathroom ensuring convenience for busy households. The property is set within mature gardens, providing a delightful outdoor area for gardening enthusiasts or those who simply wish to unwind in a spacious setting. Additionally, the garage and driveway accommodate parking for up to three vehicles, a rare find in this area.

Brankin Road residents will benefit from close proximity to various retail parks, making shopping and leisure activities easily accessible. The Mainline Railway Station is also nearby, offering excellent transport links for commuters.

In summary, this semi-detached house on Brankin Road is a wonderful family home, combining spacious living areas, convenient amenities, and a lovely garden, all in a sought-after location. Do not miss the chance to view this delightful property.

Entrance Hall

Upvc door to front, staircase to first floor with under storage and radiator.

Inner Hall

Access to Garage which has power, light and hot and cold taps

Lounge

12'04 x 13'09 (3.76m x 4.19m)

Upvc double glazed bay window to front and radiator.

Dining Room

13'06 x 10'10 (4.11m x 3.30m)

Recess into chimney breast and double doors to the rear with radiator.

Kitchen

11'0 x 7'04 (3.35m x 2.24m)

Upvc double glazed window to rear, fitted with cream wall, base and drawer units, stainless steel sink with mixer tap and four ring electric hob and oven with extractor over.

Utility Room

Wall mounted Boiler and radiator.

Ground Floor Cloaks

With a low level w.c.

Garden Room

Double doors to rear and tiled floor.

First Floor Landing

Upvc double glazed window to side.

Bedroom One

11'00 x 11'08 (3.35m x 3.56m)

Upvc double glazed window to front, Cast Iron fireplace and radiator.

Bedroom Two

11'04 x 9'09 (3.45m x 2.97m)

Upvc double glazed window to rear, under stairs recess and radiator.

Bedroom Three

7'01 x 7'03 (2.16m x 2.21m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with mixer and shower over, low level w.c, wash hand basin and vinyl flooring.

Attic Room

Velux window to rear, power and light. Accessed from the landing via staircase.

Externally

To the front there is a double driveway and access to garage.

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

Tenure

Freehold

Property Details

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,194 ft² / 111 m²

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

75 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

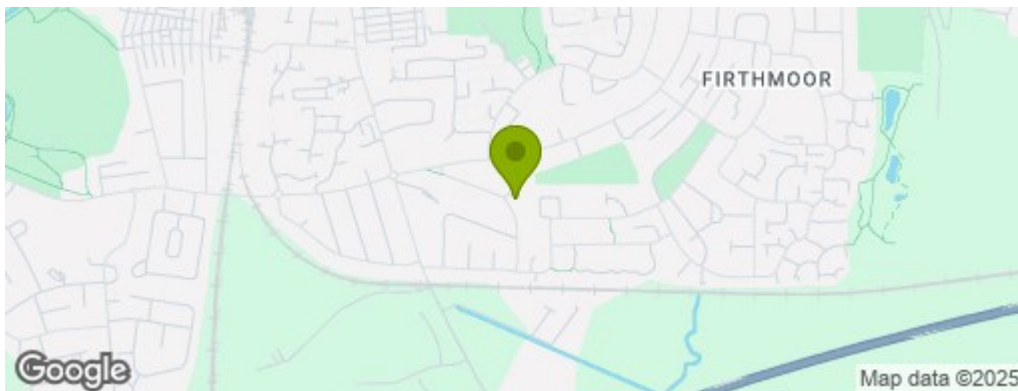
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Note

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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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