



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 firms 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 ft 2 / 111 m 2
Plot size
0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

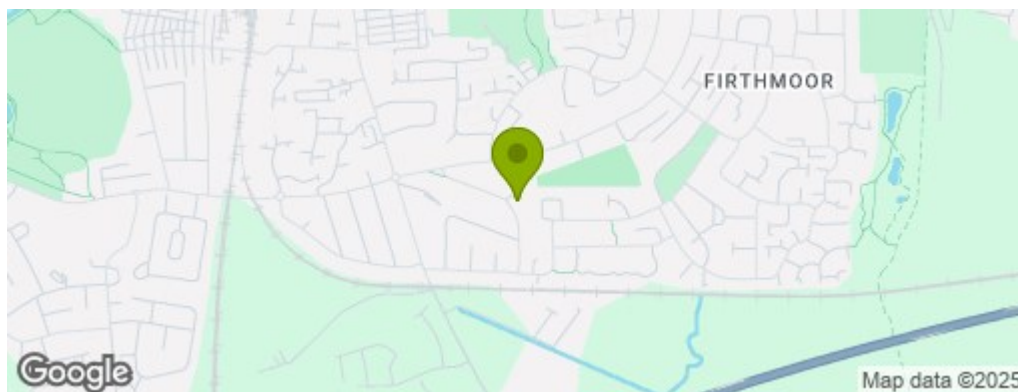
Basic
7 Mbps
Superfast
75 Mbps
Ultrafast
9000 Mbps
Satellite / Fibre TV Availability

BT
Sky

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



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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