



**Brinkburn Road**

Darlington DL3 9LD

**£130,000**





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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# Brinkburn Road

Darlington DL3 9LD



- Three Bedroom End of Terrace Property
- Close to Amenities

- Garden to Rear
- Council tax Band A

- Popular Cockerton Location
- Epc Rating D

We offer for sale to the market this three bedroom property situated in the popular Cockerton village area of Darlington. Within walking distance of the village shops and amenities. We highly recommend a viewing on the property. No onward chain.

In brief the property comprises: Entrance Hallway, Lounge, dining room, kitchen. Three bedrooms and family bathroom to the first floor.

Good sized garden to the rear with patio area.

Viewing recommended.

## Entrance Hall

Door to front.

## Lounge

11'11 x 11'6 (3.63m x 3.51m)

Upvc double glazed window to front and radiator.

## Dining Room

12'11 x 11'6 (3.94m x 3.51m)

Upvc double glazed window to rear and radiator.

## Kitchen

12'5 x 5'6 (3.78m x 1.68m)

Upvc double glazed window to rear, wall, base and drawer units, stainless steel sink with mixer tap. There is space for a fridge freezer and a cooker. Upvc double glazed door to rear.

## First Floor Landing

Access to loft.

## Bedroom One

11'11 x 9'10 (3.63m x 3.00m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

12'11 x 11'7 (3.94m x 3.53m)

Upvc double glazed window to front and radiator.

## Bedroom Three

8'7 x 7'5 (2.62m x 2.26m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed window to rear, panelled bath with shower over, w.c, wash hand basin and radiator.

## Externally

To the front there is a gated forecourt.

To the rear there is an enclosed garden.

## Tenure

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 968 ft 2 / 90 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

79 Mbps

Ultrafast

10000 Mbps

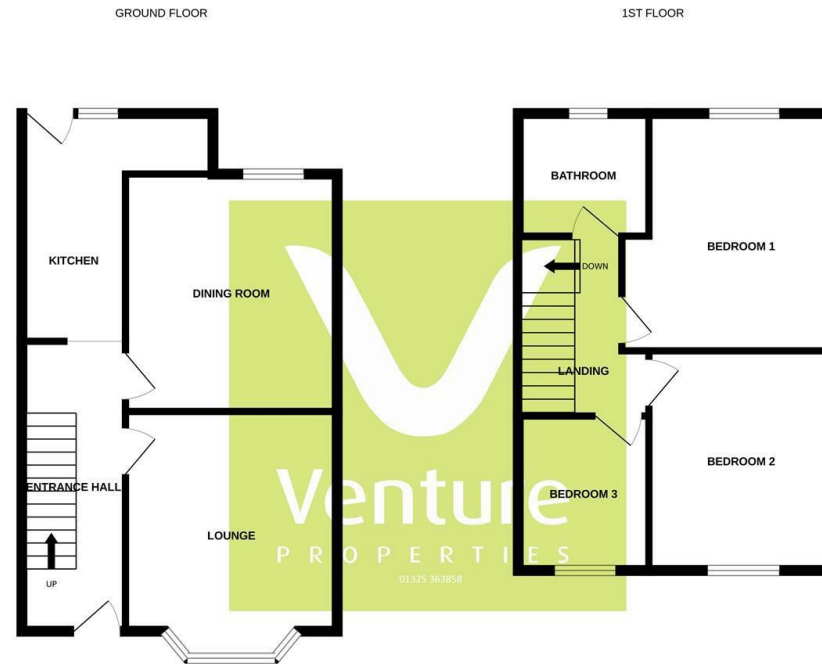
Satellite / Fibre TV Availability

BT

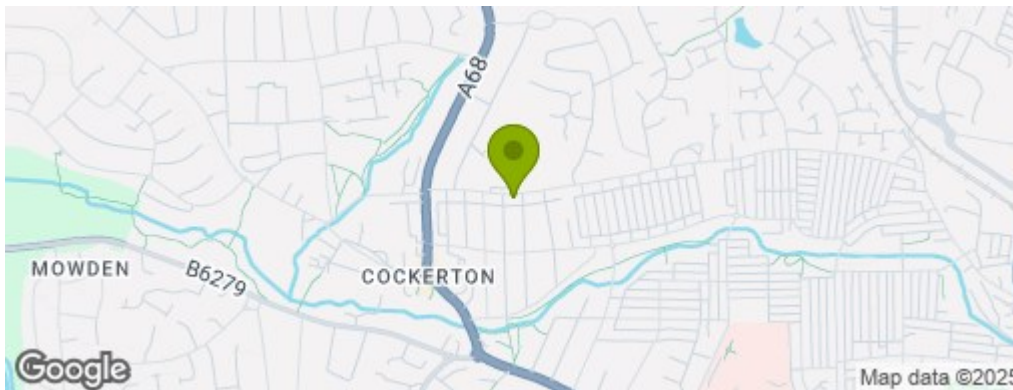
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## Note

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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## Property Information

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