



Brinkburn Road

Darlington DL3 6DR

Offers Over £80,000





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 6DR



- Two Bedroom Semi-Detached Property
- Council Tax Band A
- Popular Cockerton Location
- Epc Rating E
- Close to Ameneities

We are delighted to offer this well presented two bedroom double fronted terraced property to the market. The home is located in the popular Denes location within a short stroll to Cockerton Village, Darlington Town Centre, Memorial Hospital and other amenities. The property is in ready to move into condition perfect for a first time property or investor and has a stylish kitchen and bathroom and is tastefully decorated throughout.

Viewing is recommended.

Entrance Hall

Composite door to front and staircase to first floor landing.

Lounge

12'5 x 10'1 (3.78m x 3.07m)

Upvc double glazed window to front and radiator.

Kitchen

12'5 x 10'11 (3.78m x 3.33m)

Upvc double glazed windows to front and side, fitted with wall, base and drawer units and stainless steel sink with mixer tap. Four ring gas hob and oven, space for a washing machine and dishwasher. Breakfast bar, radiator and under stairs storage.

First Floor Landing

Bedroom One

12'6 x 10'3 (3.81m x 3.12m)

Upvc double glazed window to front and radiator.

Bedroom Two

11 x 7'6 (3.35m x 2.29m)

Upvc double glazed window to front and radiator.

Bathroom

Bath with shower over and acreen, w.c, wash hand basin and heated towel rail.

Externally

To the side there is an enclosed yard with double gated access.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 602 ft 2 / 56 m 2

Plot size: 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

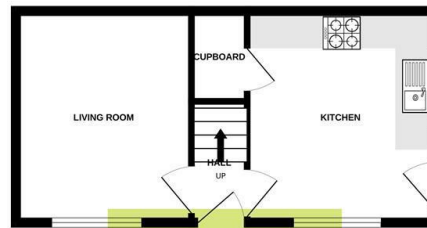
Sky

Virgin

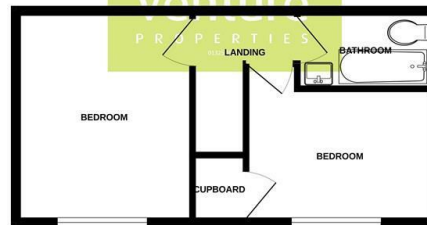
Note

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

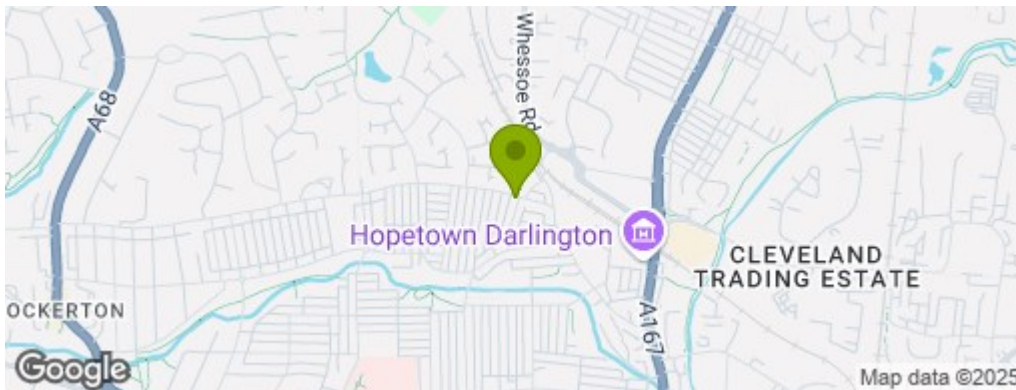
GROUND FLOOR



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 parts are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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