



Brinkburn Road

Darlington DL3 6DZ

£160,000





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.



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.

Brinkburn Road

Darlington DL3 6DZ



- Three Bedroom Property
- Council Tax Band A

- Popular Cockerton Location
- Epc Rating D

- Garden to Rear

On Brinkburn Road in the charming area of Cockerton, Darlington, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the lovely garden to the rear, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air.

Brinkburn Road is situated close to local amenities, schools, and parks, making it a desirable location for both families and professionals. This home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed living space.

Whether you are a first-time buyer or looking to invest, this terraced house on Brinkburn Road is a wonderful choice that combines space, style, and a fantastic location. Don't miss the chance to make this charming property your new home.

Entrance Hall

Upvc door to front, staircase to first floor and radiator.

Lounge

12'9 x 11'6 (3.89m x 3.51m)

Upvc double glazed bay window to front and radiator.

Dining Room

12'11 x 11'10 (3.94m x 3.61m)

Upvc double glazed window to rear and radiator.

Kitchen

12'10 x 8'9 (3.91m x 2.67m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. There is space for a washing machine and tumble dryer.

First Floor Landing

With storage cupboard.

Bedroom One

15 x 12'11 (4.57m x 3.94m)

Upvc double glazed bay window to front and radiator.

Bedroom Two

13'6 x 9'1 (4.11m x 2.77m)

Upvc double glazed window to rear and radiator.

Bedroom Three

8'11 x 7'8 (2.72m x 2.34m)

Upvc double glazed window to rear and radiator.

Bathroom

Two Upvc double glazed obscure windows to side, bath with shower over and screen, w.c, wash hand basin and heated towel rail.

Externally

To the front there is a gated forecourt.

To the rear there is an enclosed garden

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,044 ft² / 97 m²

Plot size: 0.03 acres

Mobile coverage

EE

Vodafone

Three

Q2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

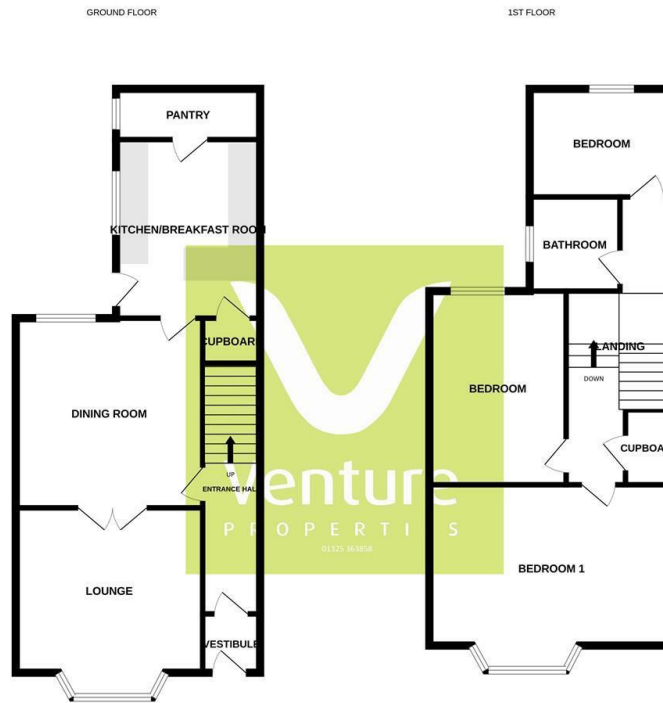
BT

Sky

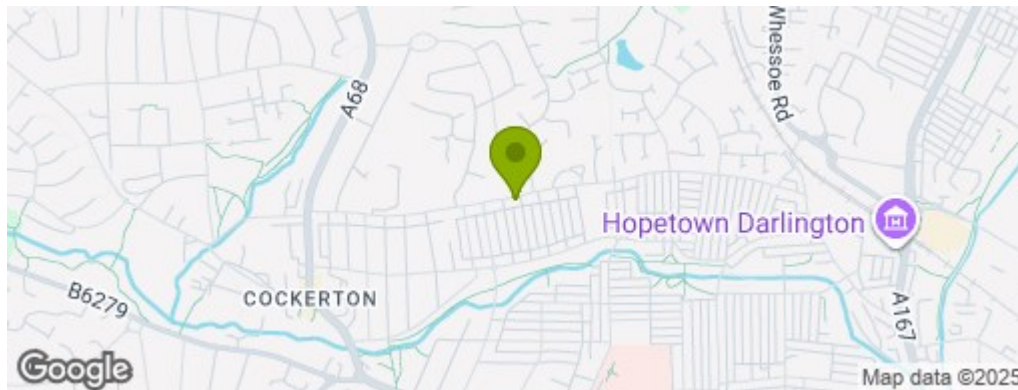
Virgin

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information 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.
Made with Metropix ©2025



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com