

Brankin Road, Darlington, DL1 4LE  
Offers in the region of £170,000

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'The Art of Property'





## Brankin Road, Darlington, DL1 4LE

### Offers in the region of £170,000

### Council Tax Band: B

Located in the popular Eastbourne area, this beautifully refurbished semi-detached home offers a perfect blend of modern living and traditional charm. With two spacious reception areas, enjoying a lounge that seamlessly connects to the dining area, this home is ideal for both entertaining and family life. The french doors lead to a manageable garden featuring a pleasant sense of privacy, providing an outdoor space to enjoy.

The property boasts three bedrooms, comprising two generous double rooms and a good-sized single, making it suitable for families or those needing extra space. The newly fitted kitchen is truly impressive, designed with both style and functionality in mind, while the modern bathroom has also been completely updated to meet contemporary standards.

Throughout the house, you will find full redecoration and new flooring, ensuring a fresh and inviting atmosphere. The property benefits from gas central heating via a modern boiler, ensuring warmth and comfort during the colder months. With parking available for two vehicles, and generous garage storage, convenience is at your doorstep.

This home is offered with NO ONWARD CHAIN, making it an attractive option for those looking to move quickly. Located close to local shops, amenities and schooling, easy reach to the town centre and train station, along with transport links to the A1(M) & A66. The home benefits from UPVC glazing with the exception of two attractive stain-glass windows to the hallway and landing.

Please note:  
Council tax Band - B

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Stain-glass windows are wooden single glazed, plus two further wooden single glazed window in the garage.

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# Brankin Road, Darlington, DL1 4LE

Approximate Gross Internal Area: (1152 sq ft - 107 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		