



## **95 Brinkburn Road, Darlington Offers In The Region Of £159,950**

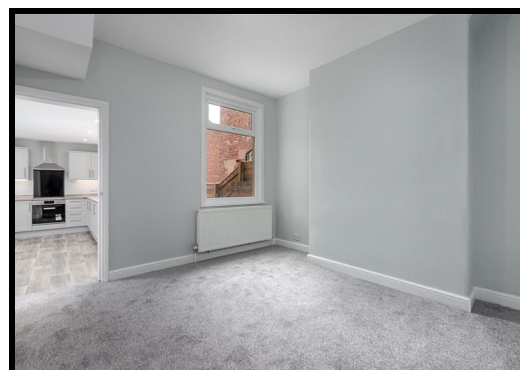
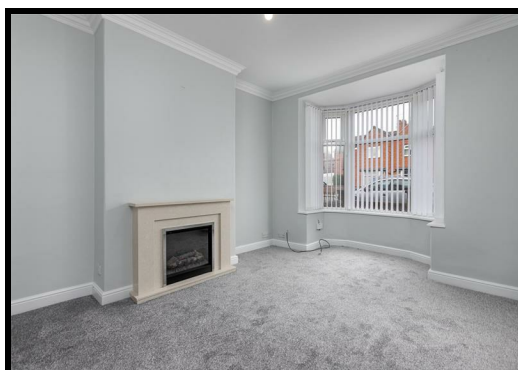
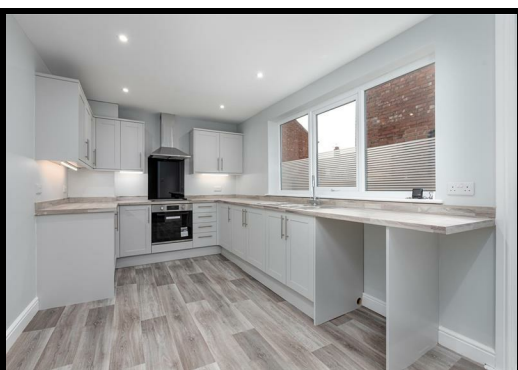
Offered For Sale with NO ONWARD CHAIN. Situated on Brinkburn Road in Darlington, this delightful townhouse presents an excellent opportunity for those seeking a comfortable family home. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for both relaxation and entertaining. These versatile spaces can easily be adapted to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods through the windows enhances the inviting ambiance, making it a lovely place to unwind after a long day.

The townhouse features three well-proportioned bedrooms, providing ample space for family members or guests. Each room offers a peaceful retreat, ensuring a restful night's sleep. The layout is thoughtfully designed to maximise comfort and privacy, making it ideal for families or those who enjoy having extra space.

Completing this charming home is a newly fitted bathroom, designed for both functionality and style. It offers all the essentials you need for your daily routine.

Situated in a desirable area of Darlington, this property is conveniently located near local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its blend of comfort, space, and a prime location, this townhouse on Brinkburn Road is a wonderful opportunity not to be missed.



# 95 Brinkburn Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

This beautiful ready to move in to property has undergone a complete program of refurbishment and it is finished to an extremely high specification.

Gas fired central heating with a new combination boiler

UPVC double glazing throughout

New carpets and vinyl flooring throughout

Council tax band A

## Location

Brinkburn Road is located in the popular Dene's area to the north west of Darlington town centre, conveniently placed within walking distance of a range of amenities including shops, bars restaurants and leisure facilities. Cockerton village and Darlington's Memorial Hospital are also within walking distance of this desirable residence. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours

## Entrance Porch Way

The property is entered through a UPVC double glazed entrance door leading in to an porch way. The porch way is decorated in neutral tones and benefits from a barrier mat.

## Entrance Hallway

A door leads in to the welcoming entrance hallway. Warmed by a central heating radiator and benefiting from neutral decoration and new carpets.

## Living Room

12'10" x 11'3"

The beautifully presented living room has a UPVC double glazed bay window overlooking the front of the property. Warmed by a central heating radiator and benefiting from a feature fire place with an electric fire.

## Dining Room

13'2" x 12'0"

The dining room has a UPVC double glazed window overlooking the rear of the property. Warmed by a central heating radiator and benefiting from new carpets..

## Kitchen

16'7" x 8'9"

The stunning newly fitted kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from an integrated electric oven and hob with overhead extractor hood, a UPVC double glazed window and plumbing for an automatic washing machine. A door leads out to the rear yard.

## First Floor Landing

A staircase leads to the first floor landing. The landing benefits from a double cupboard providing useful storage.

## Bedroom One

12'10" x 15'1"

A double bedroom benefiting from an abundance of natural light courtesy of the two UPVC double glazed windows to the front elevation. Warmed by a central heating radiator and decorated in neutral tones.

## Bedroom Two

13'2" x 9'4"

A further double bedroom with a UPVC double glazed window to the rear elevation. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a built in cupboard and shelves providing useful storage.

## Bedroom Three

7'9" x 9'1"

A single bedroom situated to the rear of the property. Benefiting from a UPVC double glazed window, a central heating radiator and a cupboard.

## Bathroom

5'4" x 5'8"

The bathroom has vinyl flooring, water proof panelling to the walls and is fitted with a newly fitted suite comprising of a panelled bath with overhead electric shower and a wash hand basin. There is a UPVC double glazed window with privacy glass to the side elevation.

## Separate WC

A room with a WC.

## Externally

Externally there is a newly block paved forecourt garden to the front of the property and a garage and an enclosed yard to the rear.

