



Brinkburn Avenue

Darlington DL3 0JN

Offers In The Region Of £150,000





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Brinkburn Avenue

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- Two Bedroom Semi-Detached Property
- Ideally Situated Close to Shops and Schools
- EPC Rating D

- Cockerton Area of Darlington
- Enclosed Garden to Rear

- Garage and Off Street Parking
- Council Tax Band A

Located in the desirable Cockerton area of Darlington, this two-bedroom semi-detached house on Brinkburn Avenue presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The two well-proportioned bedrooms offer comfortable living, while the presence of two bathrooms adds convenience for residents and visitors alike. Recently fitted with new carpets, the interiors exude a fresh and inviting atmosphere, ready for you to make it your own.

Outside, the property features well-maintained gardens, perfect for enjoying the outdoors, as well as a garage for additional storage or parking. With parking available, this home caters to the needs of modern living.

Importantly, this property is offered with no onward chain, allowing for a smooth and efficient purchase process. Whether you are seeking a peaceful retreat or a vibrant community, this semi-detached house in Cockerton is a delightful choice that combines comfort, convenience, and charm.

Don't miss the chance to view this lovely home.

Front Entrance Porch

Door to side and glazed panel to front

Entrance Hallway

Door to front, staircase to first floor landing and access to ground floor cloakroom. Kamdean flooring hall through to the kitchen

Downstairs Cloakroom

Window to side, w.c and wash hand basin.

Lounge

13'5 x 12'3 (4.09m x 3.73m)
Bay window to front and radiator.

Dining Room

12'7 x 10'11 (3.84m x 3.33m)
Window to rear and radiator.

Kitchen

9'2 x 8'10 (2.79m x 2.69m)
Window to rear and door to side. Fitted wall, base and drawer units including floor to ceiling storage cupboard. Integrated ceramic hob with fixed extractor over, oven. Stainless steel sink with mixer tap, tiled walls.

First Floor

Bedroom One

13'5 x 12'1 (4.09m x 3.68m)
Window to front, storage cupboard and radiator.

Bedroom Two

12'7 x 11'8 (3.84m x 3.56m)
Window to rear and radiator.

Family Bathroom

Obscure window to rear, panelled bath, wash hand basin and pvc panelled walls.

Separate W/C

Obscure window to rear and w.c.

Externally

Gated courtyard to front, pebbled area, off street parking space and gated access to rear and garage.
To the rear is a generous garden mainly laid to lawn with paved areas, garage and green house. Border with established shrubs.

Tenure

Freehold

Property Details

Local Authority Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low

Floor Area 936 ft 2 / 87 m 2

Plot size 0.06 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

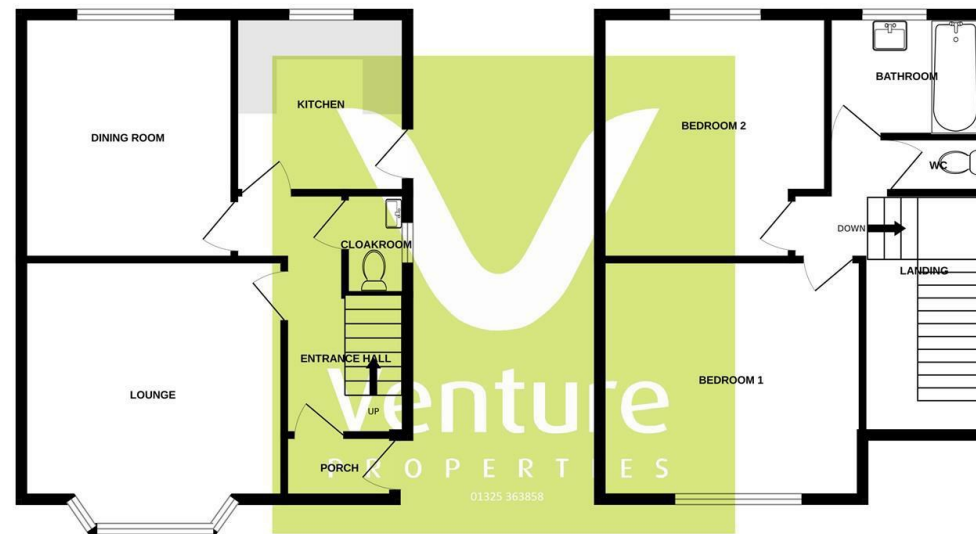
Note

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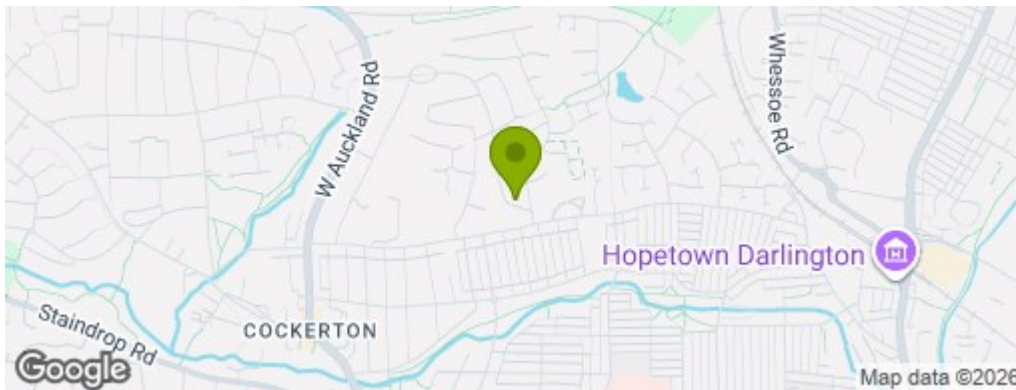
GROUND FLOOR

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 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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