



Brinkburn Drive

Darlington DL3 0JX

£190,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Brinkburn Drive

Darlington DL3 0JX



- Three Bedroom Semi-Detached
- Gardens to Front and Rear
- Council Tax Band B

- Off Street Parking
- Within Close Proximity to Shops and Schools
- Epc Rating D

- Conservatory
- Nearby Parks and Nature Reserve

Brinkburn Drive, Darlington, this delightful semi-detached 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 a wonderful home for social gatherings.

The property boasts a conservatory that invites natural light, creating a warm and welcoming atmosphere throughout. The front and rear gardens offer a lovely outdoor space for gardening enthusiasts or for children to play, while the off-street parking ensures that you will never have to worry about finding a space for your vehicle.

Situated near to local parks and a nature reserve, this home is perfect for those who enjoy outdoor activities and the beauty of nature. Additionally, the nearby shops and schools make it a practical choice for families, providing easy access to essential amenities and educational facilities, along with Darlington Memorial Hospital which is also within close proximity.

This semi-detached house on Brinkburn Drive is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Composite door to front with dual aspect windows, staircase to first floor landing and radiator.

Lounge

11'11 11'2 (3.63m x 3.40m)

Upvc double glazed bay window to front, gas fire in surround and radiator.

Dining Room

11'9 x 11'2 (3.58m x 3.40m)

Sliding doors to rear and radiator.

Kitchen

10'10 x 7 (3.30m x 2.13m)

Two Upvc double glazed windows to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Integrated dishwasher and space for a fridge freezer and washing machine.

Conservatory

11'8 x 11'4 (3.56m x 3.45m)

Half wall and half Upvc double glazing with French doors to rear.

First Floor Landing

Bedroom One

12 x 11'1 (3.66m x 3.38m)

Upvc double glazed window to front and radiator.

Bedroom Two

11'3 x 10 (3.43m x 3.05m)

Upvc double glazed window to rear, access to part boarded loft via drop down ladder and radiator.

Bedroom Three

8'4 x 5'7 (2.54m x 1.70m)

Upvc double glazed window to front and radiator.

Bathroom

Two Upvc double glazed windows to side, corner bath and walk in shower, w.c, wash hand basin, heated towel rail and fully tiled walls.

Externally

To the front is a low maintenance garden with gated access and a driveway for two vehicles. There is also gated access to the rear garden.

To the rear is mainly laid to lawn with patio area, shed, cold water ap and light.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.17 acres

Mobile coverage

EE

Vodafone

Three

Q2

Broadband

Basic

5 Mbps

Superfast

57 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

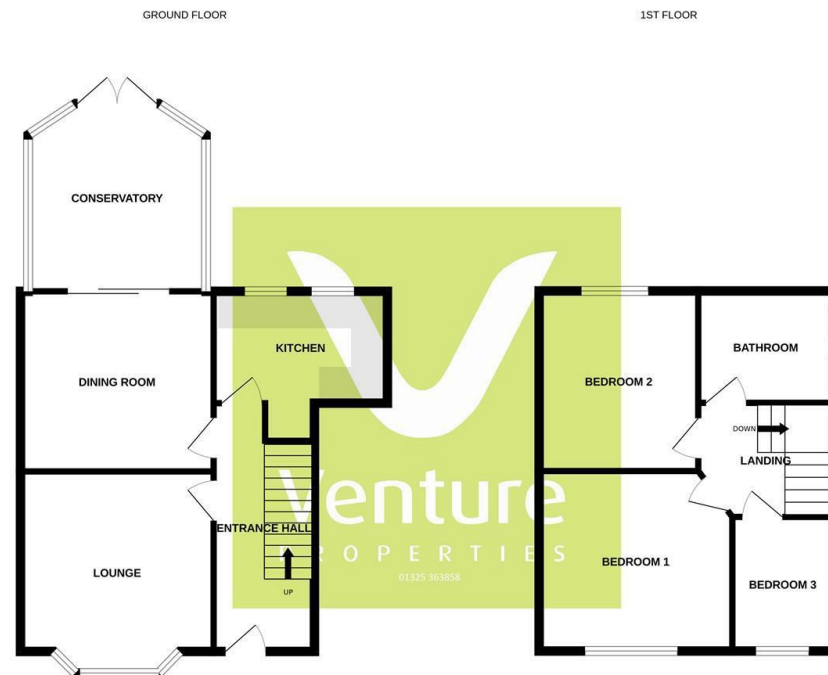
BT

Sky

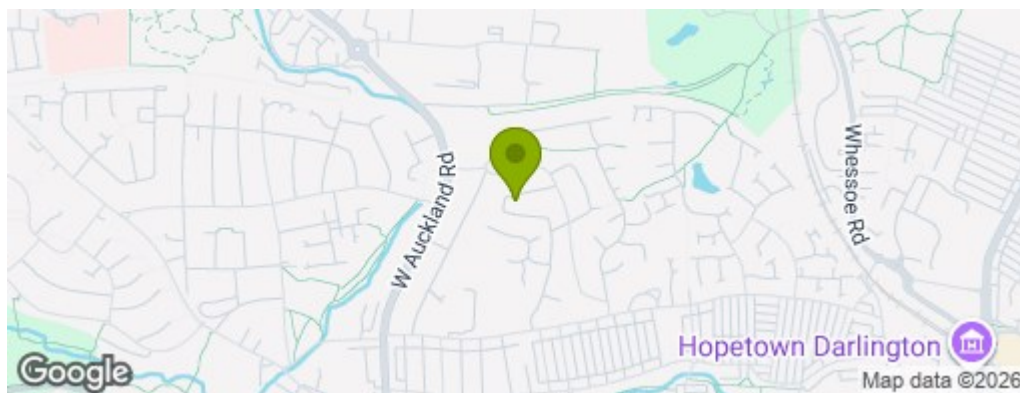
Virgin

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 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.
Made with Metropix ©2025



Property Information

01325 363858

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