



Brinkburn Road

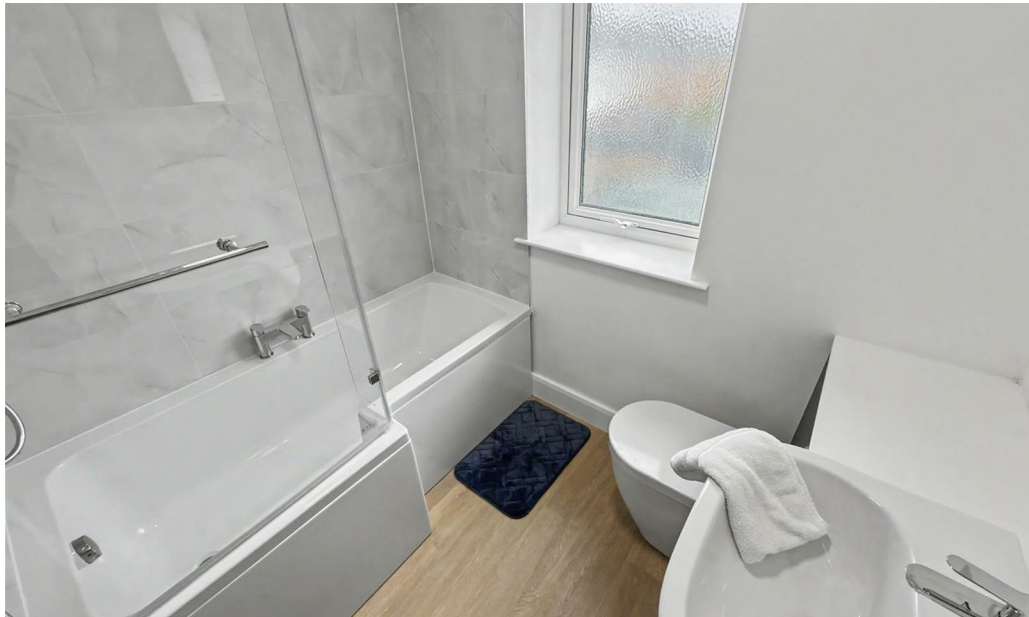
Darlington DL3 9LD

Offers Over £180,000





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Brinkburn Road

Darlington DL3 9LD



- Three Bedroom End Terrace
- Good Sized Rear Garden
- Cockerton Location
- Recently Refurbished To A High Standard
- Must Be Seen Internally
- EPC Grade tbc
- Newly Fitted Kitchen And Bathroom Suite
- Ideal First Home Or For The Ever Growing Family
- Council Tax Band B

Located on Brinkburn Road in the charming town of Darlington, this stunning recently refurbished three-bedroom end terrace house offers a perfect blend of modern living and traditional comfort. Upon entering, you are greeted by two spacious reception rooms, comprising a welcoming lounge and a delightful dining room, ideal for both relaxation and entertaining guests.

The property boasts a contemporary kitchen, equipped with modern fixtures and fittings, ensuring a delightful cooking experience. The bathroom suite has also been tastefully updated, providing a stylish and functional space for your daily routines.

One of the standout features of this home is the well-appointed rear garden, which offers a private outdoor retreat for enjoying sunny days or hosting gatherings with family and friends.

Located in close proximity to Cockerton Village, residents will benefit from a variety of local amenities, including shops, cafes, and parks, making it an ideal location for families and professionals alike.

This property truly must be seen internally to appreciate the quality of the refurbishment and the spacious layout it offers. Whether you are looking for a family home or a stylish space to entertain, this end terrace house on Brinkburn Road is sure to impress.

Entrance Hall

Upvc door to front and staircase to first floor landing.

Lounge

13'11 x 11'5 (4.24m x 3.48m)

Upvc double glazed bow window to front and radiator.

Dining Room

11'5 x 12'11 (3.48m x 3.94m)

Double doors to rear and open aspect to the kitchen. Radiator.

Kitchen

12'3 x 5'4 (3.73m x 1.63m)

Fitted wall, base and drawer units including under cupboard lighting and contrasting worktops with splashbacks. Integrated composite sink with mixer tap, integrated ceramic hob with extractor over and deep pan drawers with eye level double oven. Spotlights to ceiling, laminate flooring and window to rear.

Ground Floor Cloaks

First Floor Landing

Bedroom One

11'11 x 9'9 (3.63m x 2.97m)

Upvc double glazed window to front and radiator.

Bedroom Two

12'8 x 9'10 (3.86m x 3.00m)

Upvc double glazed window to rear and radiator.

Bedroom Three

8'7 x 7'4 (2.62m x 2.24m)

Upvc double glazed window to rear and radiator.

Bathroom

P shaped bath with central mixer taps, shower over and screen. Wash hand basin and low level, back to wall w.c in vanity unit. Upvc double glazed obscure window.

Externally

To the front, an enclosed courtyard and to the rear an enclosed garden with lawn and raised patio area, brick built shed and gated access to the rear.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 968 ft 2 / 90 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 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.

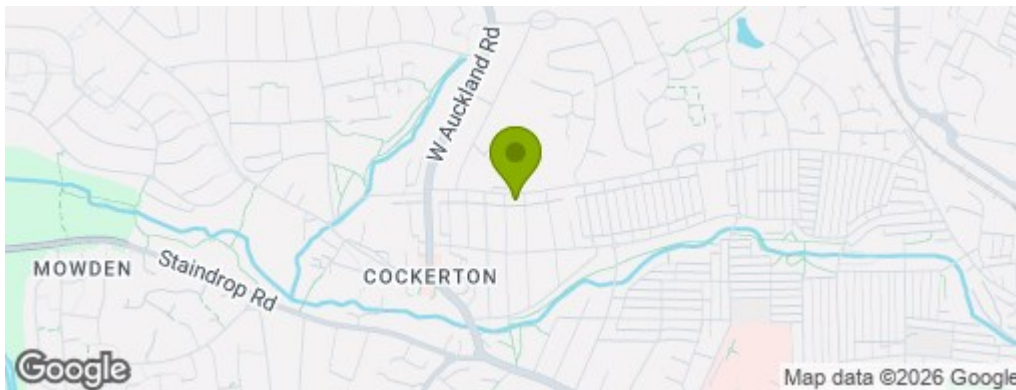
Approx Gross Internal Area
85 sq m / 911 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

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