



CARVERS

SALES & LETTINGS

Brinkburn Road
Darlington, DL3 6DZ
Price £170,000

House - Terraced



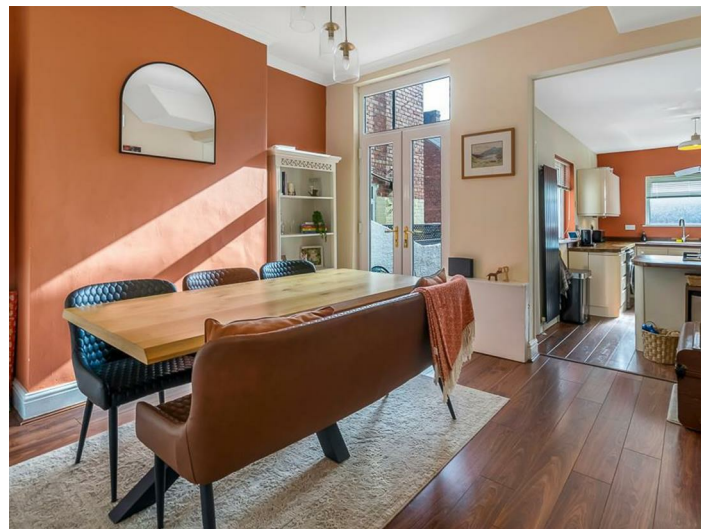
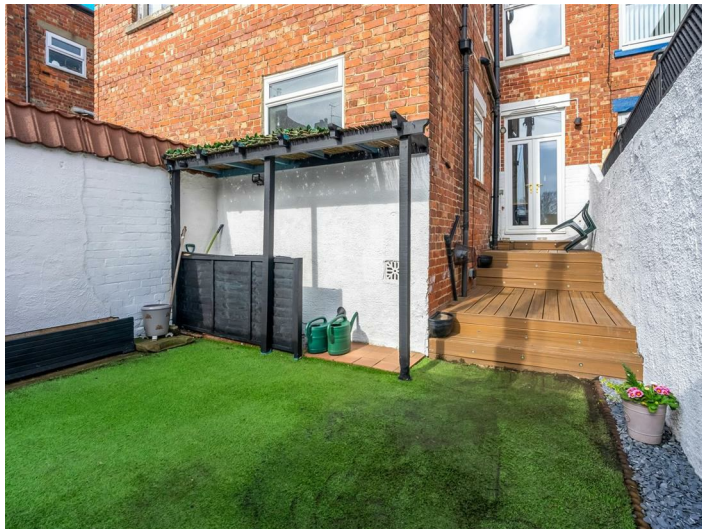
Bigger than you would expect with a HUGE cellar under this open plan kitchen/dining property sure ticks a lot of boxes!

Located on Brinkburn Road, Darlington, within walking distance of Cockerton village, this surprising terraced house is offering spacious modern living, comfort and convenience. Spanning an impressive 1,334 square feet, (not including the Huge 2 room cellar) boasts two inviting reception rooms, ideal for family relaxation and having your friends around. The well-proportioned three bedrooms provide ample space for family living.

The house features a modern spacious bathroom on the first floor, complete with bath and separate shower cubicle, where daily routines are both practical and pleasant. Additionally, the property includes a garage door to the rear, currently covered up from the inside and not used but if you prefer off street parking it could be converted back. However there is on street parking areas to the front.

With its appealing layout and generous living space, this home is perfect for families or first time buyers looking to get on the property ladder. The location on Brinkburn Road offers easy access to local amenities, schools, Parkland and transport links.

This property presents a fantastic opportunity to create lasting memories in a lovely home. Do not miss the chance to call this charming terraced house in Darlington 'Home'.



- 3 Bedroom terraced Home
- Formal lounge to front
- Large master bedroom
- Patio yard to rear
- Open plan Kitchen/dining offering modern living
- HUGE cellar space under
- Modern Family bathroom with Bath and separate shower
- Close to local Cockerton amenities, parkland, schools etc.

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Buyers Identification Checks

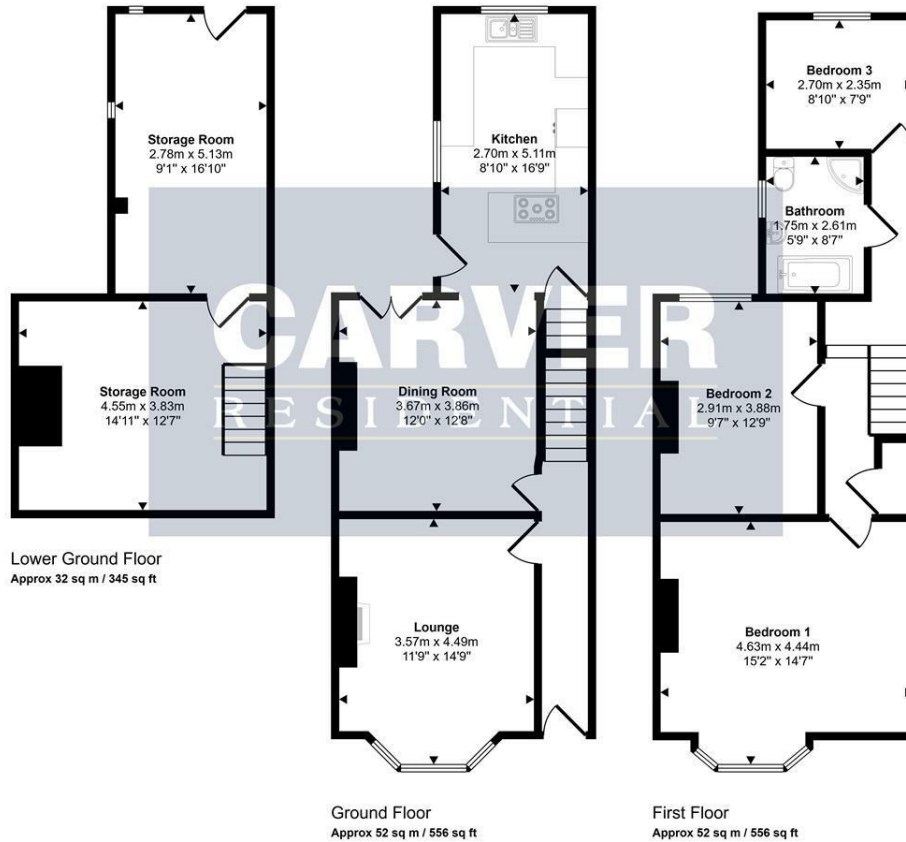
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory)



Approx Gross Internal Area
135 sq m / 1457 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		78
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1334.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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