



Brankin Road

Darlington DL1 4LE

Offers Over £145,000





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.



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Brankin Road

Darlington DL1 4LE



- Two Bedroom Period Semi-Detached
- Gardens to Front & Rear
- EPC Rating D

- Two Reception Rooms
- Off Street Parking
- Newly Fitted Bathroom

- Eastbourne Area of Darlington
- Council Tax Band B
- Very Well Presented

On Brankin Road in Darlington, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The property features a well-appointed bathroom, designed for convenience and comfort.

The exterior of the house has off street parking, providing ease of access and added convenience for residents. The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable location for those who appreciate both tranquillity and convenience.

This semi-detached house on Brankin Road is not just a property; it is a place where memories can be made. With its charming features and prime location, it is a wonderful opportunity for anyone looking to settle in the heart of Darlington. Do not miss the chance to make this lovely house your new home.

Entrance Hallway
Storm door and window to front, staircase to first floor with storage under and radiator.

Lounge
14'4" x 11'9" (4.37 x 3.59)
Upvc double glazed bow window to front, feature fireplace with original cast iron open fire, marble back and hearth. Radiator.

Dining Room
11'10" x 10'9" (3.63 x 3.30)
Upvc double glazed window to rear, feature fireplace with original cast iron open fire, tiled back and hearth, radiator.

Kitchen
8'6" x 7'4" (2.60 x 2.24)
Window to side, part obscure window to side, fitted with wall, base and drawer units and marble worktops with integrated Belfast sink and mixer tap. Integrated four ring gas hob with tiled splashback, extractor over and oven. Space for a washing machine, radiator and pantry/storage cupboard. Tiled floor and access to utility.

Utility Room
Upvc double glazed door to rear and window to side. Part exposed brick feature to wall. Recess for either seating or white goods.

First Floor Landing
Upvc double glazed window to front and storage cupboard.

Bedroom One
14'5" x 11'10" (4.41 x 3.62)
Upvc double glazed bow window to front, fitted wardrobes/cupboards and original open fireplace with tiled back and hearth. Radiator.

Bedroom Two
Upvc double glazed window to rear, fitted wardrobes/cupboards and radiator.

Bathroom
Upvc double glazed obscure window to side, panelled bath with shower over and screen. W.c, wash hand basin and part tiled walls. Electrical shaving sockets.

Externally
To the front there is an enclosed garden with access for off street parking and to the rear.
To the rear is made up of lawn, pebble and patio areas, with well established shrubs and plants. Wooden shed for storage.

Tenure
Freehold

Property Details
Local Authority: Darlington

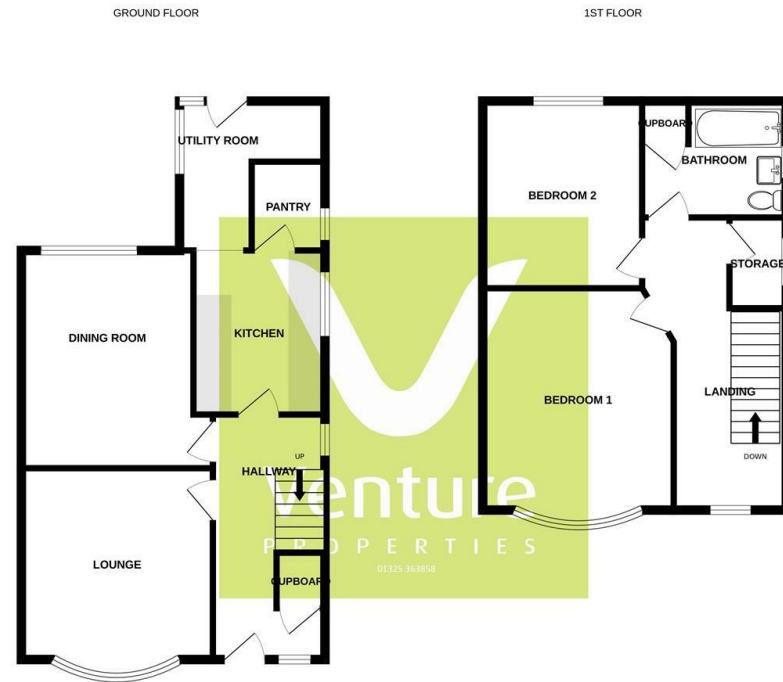
Council Tax Band: B
Annual Price: £1,845
Conservation Area No
Flood Risk Very low
Floor Area 1,087 ft 2 / 101 m 2
Plot size 0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

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

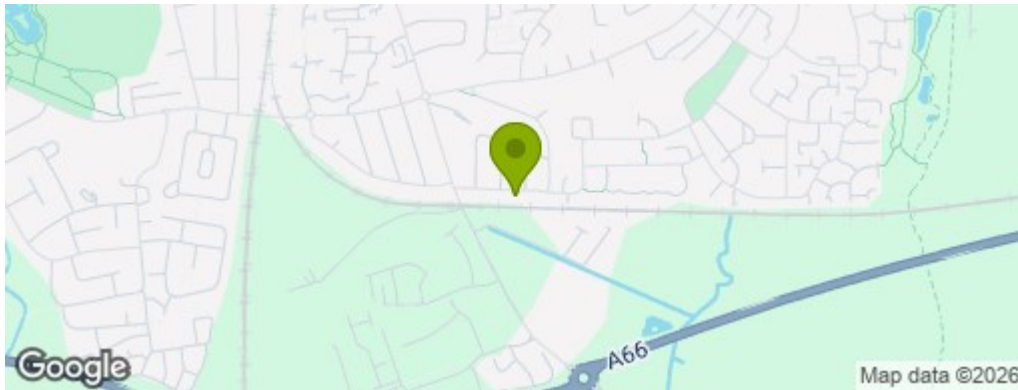
BT
Sky
Virgin

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

01325 363858

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