



**Bellburn Lane**

Darlington DL3 0JR

Offers In The Region Of £115,000





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



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# Bellburn Lane

Darlington DL3 0JR



- Two Bedroom Bungalow
- Front and Rear Gardens

- Popular Cockerton Location
- Council Tax Band B

- Garage
- Epc Rating D

This well presented two bedroom semi detached bungalow comes to the market and is located in the popular Cockerton/Brinkburn area of town. The property has been updated and improved and is in ready to move into condition. The property benefits from gas central heating, upvc double glazing, is neutrally decorated and carpeted throughout and also has a fitted kitchen and bathroom. There are gardens to the front and rear and garage.

Viewing is recommended.

## Entrance Vestibule

Upvc door to front, cupboard housing hot water tank and boiler, radiator.

## Lounge

15'11 x 10'6 (4.85m x 3.20m)

Upvc double glazed window to front, wall mounted electric fire, radiator and stable door leading to kitchen.

## Kitchen

78 x 5'3 (2.34m x 1.60m)

Upvc double glazed window to side, fitted with wall, base and drawer units and contrasting work surfaces. Stainless steel sink with mixer tap. Four ring ceramic hob and oven New York style part tiled walls

## Inner Hallway

## Bedroom One

13'3 x 8'9 (4.04m x 2.67m)

Upvc double glazed window and door to rear and radiator.

## Bedroom Two

73 x 7'0 (2.21m x 2.13m)

Upvc double glazed window and door to rear and radiator.

## Shower Room

Upvc double glazed obscure window to side, fitted with shower cubicle, low level w.c, wash hand basin in vanity unit, heated towel rail, fully tiled walls and floor.

## Externally

To the front there is an open planned lawned area with borders. Off street parking for two vehicles and access to garage which has up and over door, power and light. To the rear is a low maintenance garden which is mainly laid to lawn, with patio area and shed. Outside water tap.

## Council Tax

Band B

## Tenure

Freehold

## 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

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

462 ft 2 / 43 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

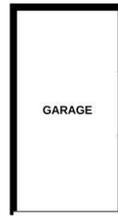
BT

Sky

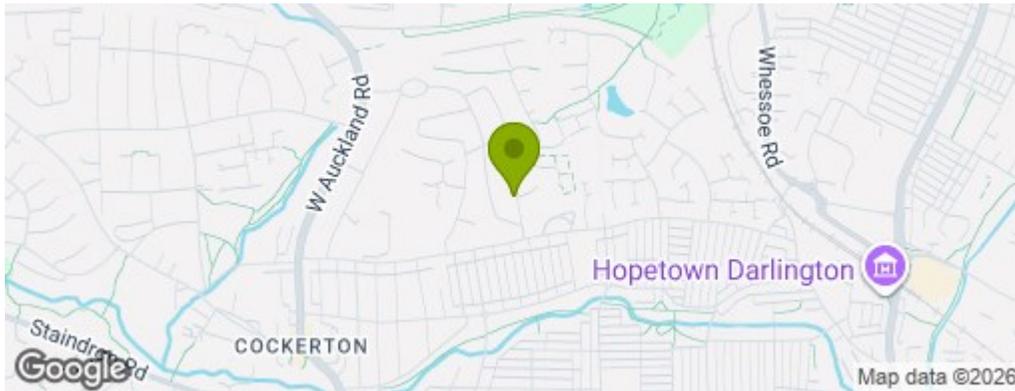
## Disclaimer

This property is being sold with subsidence to the garage

GROUND 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 misstatement. 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 quantity or efficiency can be given.  
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## Property Information

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