

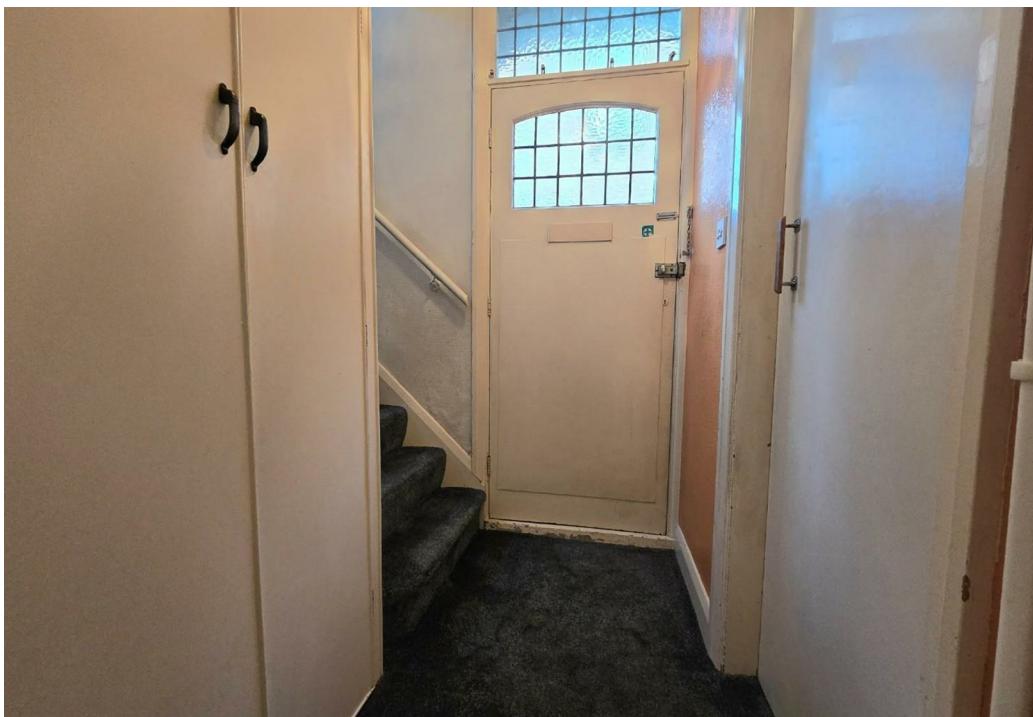


**Brinkburn Avenue, Darlington, DL3 0JN**  
**2 Bed - House - Semi-Detached**  
**£140,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Brinkburn Avenue, DL3 0JN

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR \*\*\*

This two bedroom semi-detached property is located in the Cockerton area of Darlington within close proximity to the amenities in Cockerton Village, West Park, just off Brinkburn Road, with excellent transport links to the A1M and onward routes.

The property briefly comprises of; Entrance Hallway, Living Room with Bay Window, Separate Dining Room and a Kitchen to the rear of the property.

The First Floor provides a Landing with Two Double Bedrooms, Bathroom with Separate WC.

Externally, the property benefits from a driveway for off street parking, with a small front garden, whilst the rear of the property is a hidden gem, with a patio area, leading to different raised areas of the garden benefiting from lawned areas and greenhouses.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## GROUND FLOOR

### Entrance Hallway

4'11" x 5'9"

### Living Room

11'2" x 15'4"

### Dining Room

11'2" x 7'4"

### Kitchen

9'11" x 9'7"

## Bedroom 2

11'1" x 9'1"

## Bathroom

8'0" x 4'5"

## Separate WC

4'11" x 2'9"

## FIRST FLOOR

### Landing

9'6" x 2'10"

### Bedroom 1

11'2" x 10'6"



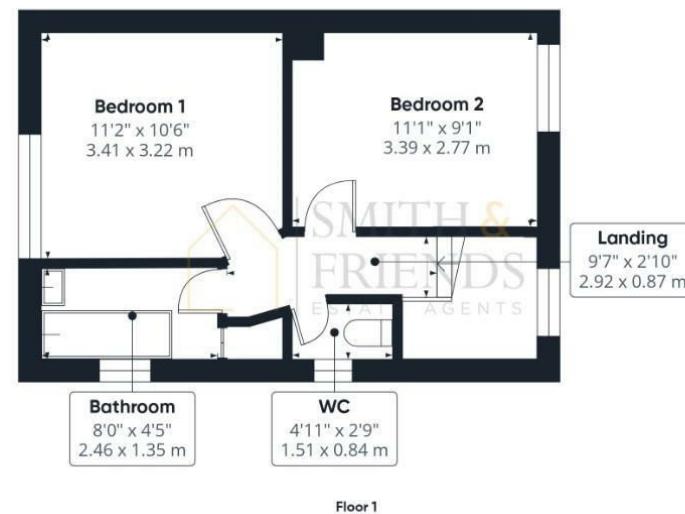






Approximate total area<sup>(1)</sup>

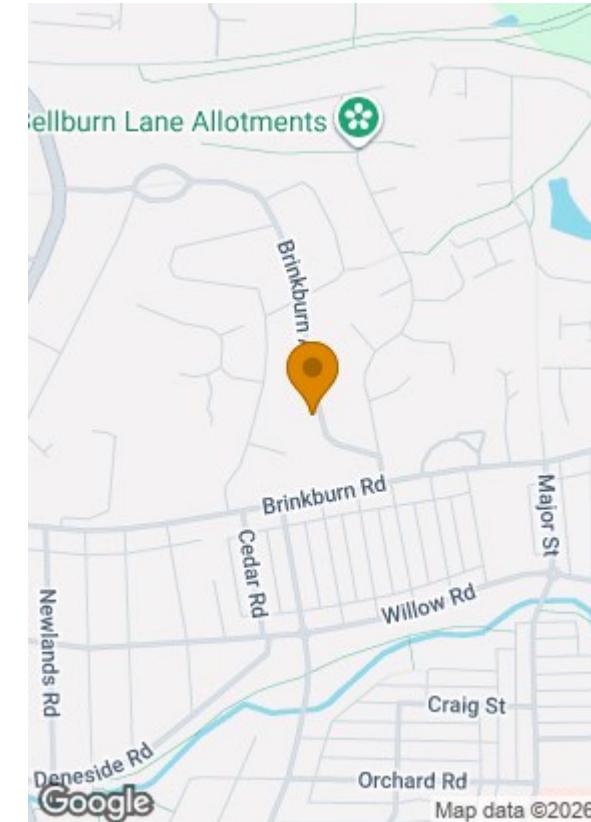
739 ft<sup>2</sup>  
68.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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