

Brinkburn Road, Darlington  
Offers in the region of £175,000

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'The Art of Property'



## Brinkburn Road, Darlington Offers in the region of £175,000 Council Tax Band: A

Situated within the sought-after Cockerton area of Darlington, this deceptively spacious three bedroom property offers an excellent opportunity for buyers seeking a well-proportioned home with great potential. The property is ideally located within a short walk of Cockerton Village, which hosts a lovely variety of local shops, cafes, and amenities. It is also conveniently positioned close to Darlington Memorial Hospital, within easy reach of the town centre, and offers excellent transport links with the A1(M) just a short drive away.

The property has been well cared for over the years and benefits from a fantastic layout, ideal for modern family living. To the ground floor, a welcoming entrance hallway leads to a bay-fronted lounge, while a generous separate dining room to the rear provides an excellent space for entertaining, with an open aspect through to the kitchen.

To the first floor, there are three well-proportioned bedrooms, including two spacious doubles and a good-sized single, along with a family bathroom fitted with a white suite.

Externally, the property stands out featuring a south-facing rear garden perfect for enjoying sunshine throughout the day, along with the added advantage of a garage to the rear, providing valuable off-street parking or additional storage.

Additional features include uPVC double glazing, plus composite front door and gas central heating via a Baxi combi boiler. Offered to the market with NO ONWARD CHAIN, this property presents a fantastic opportunity for buyers to modernise and create a superb home in a prime and convenient location.

Please note:

Council tax Band - A  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only (includes the garage).

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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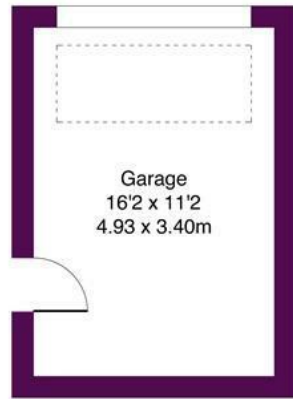
Disclaimer:  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of

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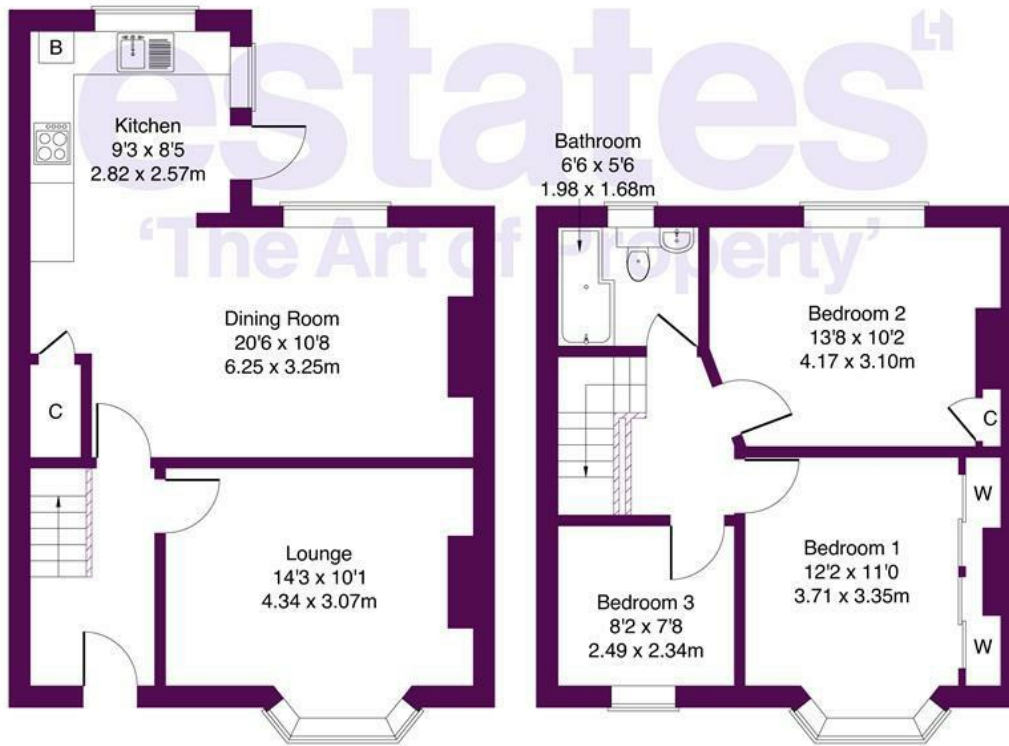
# Brinkburn Road, Darlington, DL3 9LG

Approximate Gross Internal Area: (1151 sq ft - 107 sq m.)



Garage  
16'2 x 11'2  
4.93 x 3.40m

Garage



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026  
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**estates**<sup>LI</sup>  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	