



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

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

House - Terraced
3 Bedroom/s
1 Bathroom/s

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

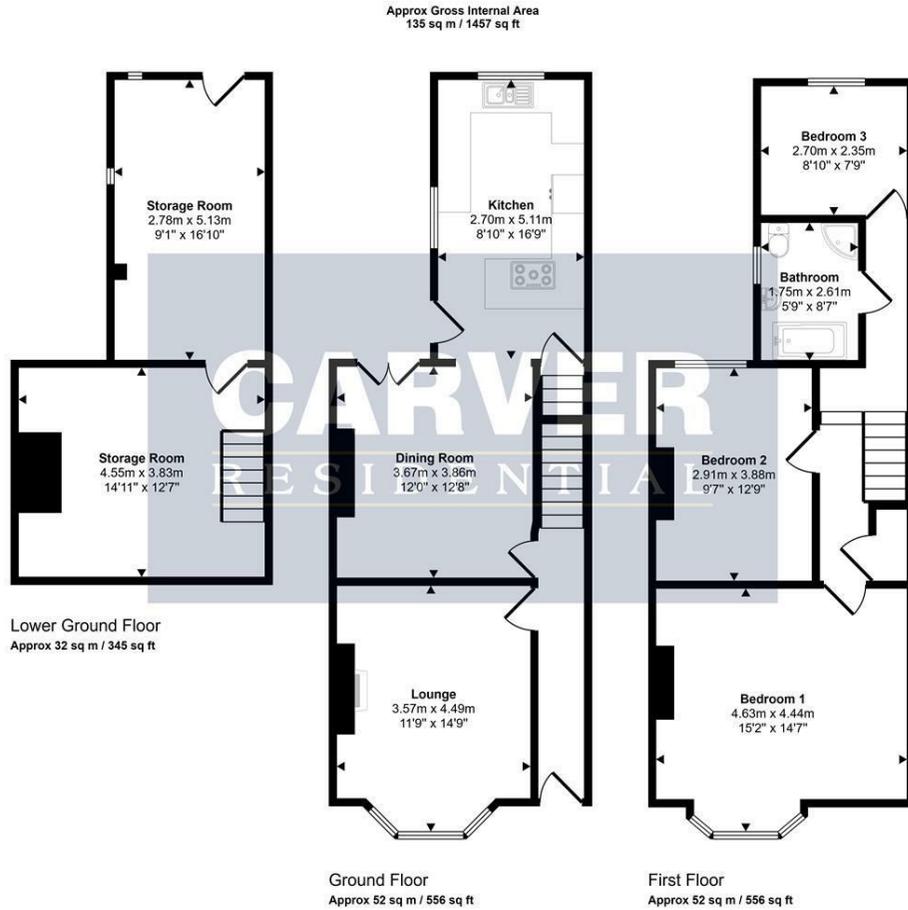
Local Authority: Darlington Borough Council (Tax Banding A)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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 and/or garage)



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			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC -
1334.00 sq ft

We can search 1,000s
of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk