



Brinkburn Road

Darlington DL3 6DZ

Offers In The Region Of £160,000





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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- End Terrace
- No Onward Chain

Deceptively spacious three bedroom with loft room and two basement rooms, end of terrace situated in the ever popular and sought after Denes location close to local amenities. The home comes to the market with excellent living accommodation and would suit the needs of a wide range of purchasers from a investor to the ever growing family.

The property has excellent walkways on hand with the Denes being minutes away and Cockerton Village being within a 10 minutes walk.

Viewing is advised at the earliest opportunity.

Entrance Vestibule

Situated to the side.

Lounge

15'1" x 13'11" (4.6 x 4.25)

With bay window to the front, feature fireplace with marble back and hearth and inset gas fire, decorative coving to the ceiling, radiator and wooden flooring.

Dining Room

18'9" x 12'11" (5.73 x 3.95)

With upvc double glazed window to the front, radiator.

Kitchen

16'6" x 8'10" (5.03 x 2.7)

Fitted with a range of white wall, base and drawer units, laminate work surfaces, New York style tiled walls, dishwasher, washing machine, tumble dryer, four ring gas hob, oven, extractor, space for fridge/freezer and space for under counter fridge, laminate flooring and window to the side and front.

Downstairs Bathroom

Fitted with a suite comprising bath, low level wc, wash hand basin.

Cellar One

14'1" x 12'9" (4.3 x 3.91)

Ideal for storage

Cellar Two

9'10" x 8'11" (3.01 x 2.72)

Ideal for storage

- Three Bedrooms
- Council Tax Band A

Cellar Three

8'0" x 6'3" (2.67 x 1.92)

Ideal for storage

First Floor

Bedroom 1

15'1" x 13'9" (4.61 x 4.2)

Upvc window to the front.

Bedroom 2

11'5" x 11'3" (3.48 x 3.45)

Upvc double glazed window to the rear, fitted wardrobes.

Bedroom 3

12'0" x 8'11" (3.67 x 2.73)

Upvc double glazed window to the rear.

Family Bathroom

Two upvc windows, fitted with a suite comprising panelled bath with mixer tap and spray attachment and shower over, low level wc, wash hand basin, part tiled walls and radiator.

Loft Space

19'7" x 13'11" (5.99 x 4.26)

Ideal for storage.

Externally

There is a walled garden to the front and side. The rear garden which can be accessed from the cellar, has concrete surface and access to the side.

Council Tax

Band A

Tenure

This property is 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

- Cellars & Attic Room
- EPC Rating E

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:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,291 ft 2 / 120 m 2

Plot size

0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

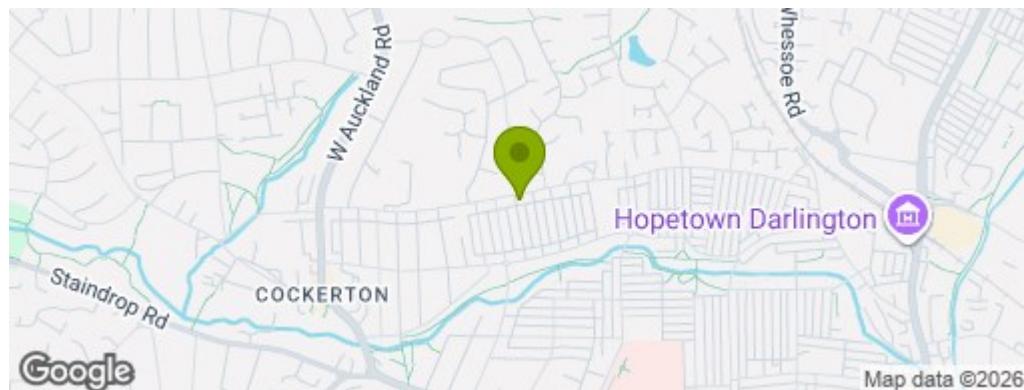
BT

Sky



Total floor area 180.1 sq.m. (1,938 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.localagent.com.



Property Information

01325 363858

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