



**Brankin Drive**

Darlington DL1 4LH

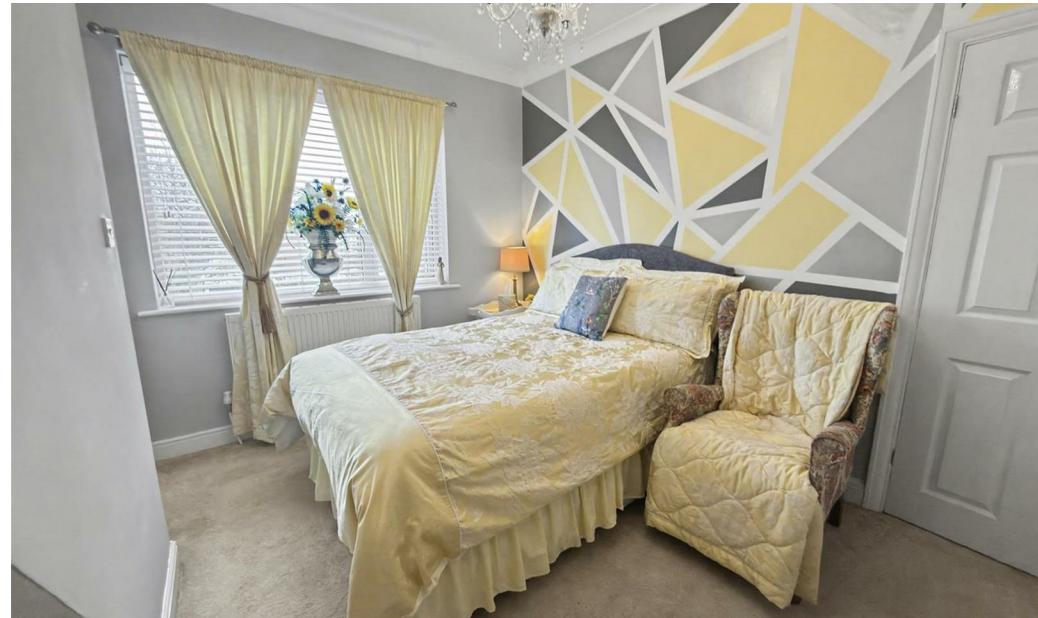
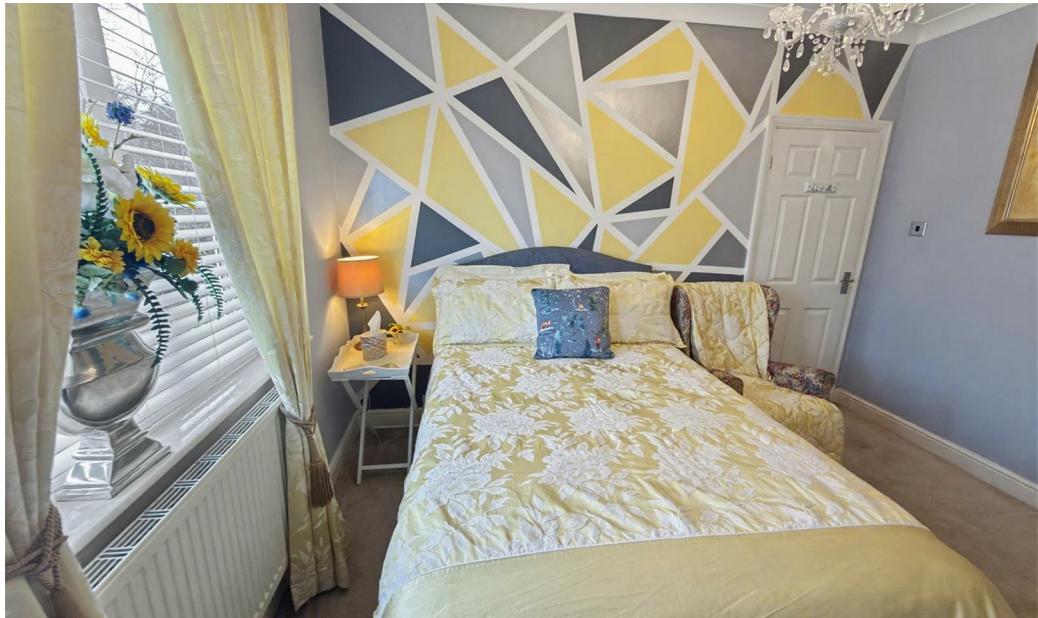
£180,000



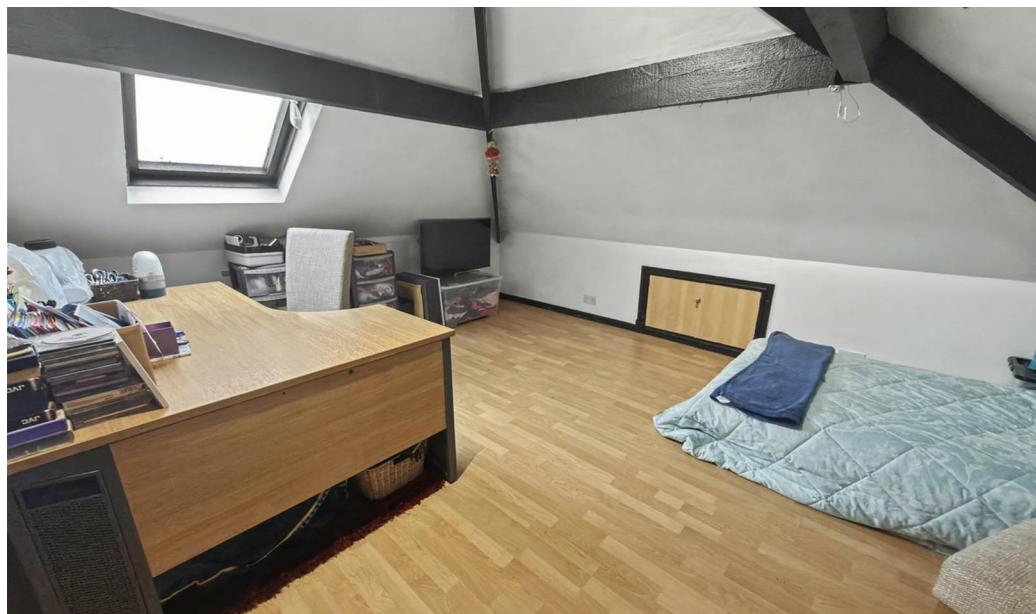
Venture  
PROPERTIES



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# Brankin Drive

## Darlington DL1 4LH



- Three Bedroom Mature Style Semi Detached House
- Ideal Family Home
- EPC Rating E

- Converted Attic/Loft Room
- Well Positioned Close to Local Amenities
- Excellent Travel and Transport Links

- Spacious Rear Garden
- Council Tax Band B
- Must Be Seen Internally

Nestled in the desirable Eastbourne area of Darlington, this stunning three-bedroom semi-detached house offers a perfect blend of charm and modern living. The property boasts spacious living accommodation, featuring a welcoming lounge and a separate dining room, ideal for both relaxation and entertaining guests.

The well-appointed kitchen provides ample space for culinary pursuits, while the useful boarded-out attic room presents an excellent opportunity for additional storage or a creative space tailored to your needs.

Outside, the property is complemented by well-maintained gardens to both the front and rear, providing a delightful outdoor retreat for family gatherings or quiet moments in the sun.

Brankin Drive is conveniently located, making it an excellent choice for commuters seeking easy access to local amenities and transport links. This home is perfect for families or anyone looking to enjoy a comfortable lifestyle in a sought-after location. Don't miss the chance to make this lovely house your new home.

### Entrance Hall

Door to front, staircase to first floor landing and radiator.

### Lounge

14'4 x 11'0 (4.37m x 3.61m)

Upvc double glazed bow window to front, feature fireplace in surround and radiator.

### Dining Room

11'11 x 10'8 (3.63m x 3.25m)

French doors to rear and radiator.

### Kitchen

16'1 x 8'1 (4.90m x 2.46m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Integrated appliances including fridge freezer, dishwasher and washing machine. Electric hob with extractor over and eye level double oven. Vertical radiator and Upvc door to side.

### Ground Floor Cloaks

Upvc double glazed window to side, w.c, wash hand basin and storage cupboard.

### First Floor Landing

Upvc double glazed window to side.

### Bedroom One

14'3 x 11'0 (4.34m x 3.61m)

Upvc double glazed bow window to front, fitted wardrobes and radiator.

### Bedroom Two

11'11 x 10'8 (3.63m x 3.25m)

Upvc double glazed window to rear, staircase to upper level attic room and radiator.

### Bedroom Three

8'7 x 6'7 (2.62m x 2.01m)

Upvc double glazed window to front and radiator.

### Attic/Loft Room

15'7 x 13'11 (4.75m x 4.24m)

With skylight window to rear and storage into eaves.

### Bathroom

Upvc double glazed obscure window to rear, jacuzzi bath, w.c, wash hand basin, storage cupboards and radiator.

### Externally

To the front there is an enclosed front garden with gated access.

To the rear is a generous rear garden with gated access to front, decked area and laid to lawn.

### Tenure

Freehold

### Property Details

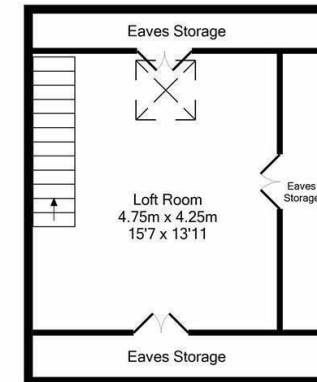
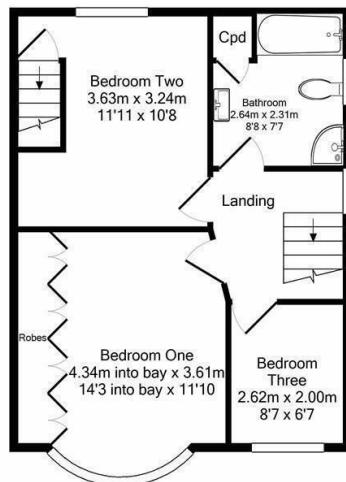
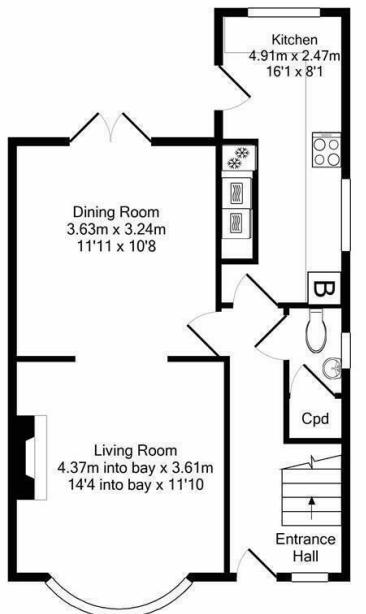
Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,194 ft 2 / 111 m 2  
Plot size 0.06 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
3 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

### 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.

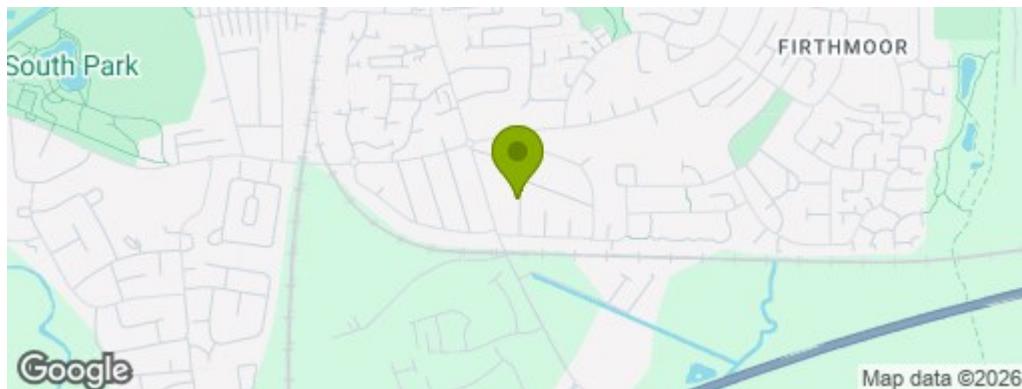


GROUND FLOOR  
APPROX. FLOOR  
AREA 46.8 SQ.M.  
(504 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 42.1 SQ.M.  
(453 SQ.FT.)

LOFT ROOM  
APPROX. FLOOR  
AREA 31.2 SQ.M.  
(336 SQ.FT.)

BRANKIN DRIVE, DARLINGTON, DL1 4LH.  
TOTAL APPROX. FLOOR AREA 120.1 SQ.M. (1293 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 operability or efficiency can be given  
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## Property Information

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