



**Brinkburn Drive**

Darlington DL3 0JX

£190,000



Venture  
PROPERTIES



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# Brinkburn Drive

Darlington DL3 0JX



- Three Bedroom Semi-Detached
- Gardens to Front and Rear
- Council Tax Band B

- Off Street Parking
- Within Close Proximity to Shops and Schools
- Epc Rating D

- Conservatory
- Nearby Parks and Nature Reserve

Brinkburn Drive, Darlington, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The property boasts a conservatory that invites natural light, creating a warm and welcoming atmosphere throughout. The front and rear gardens offer a lovely outdoor space for gardening enthusiasts or for children to play, while the off-street parking ensures that you will never have to worry about finding a space for your vehicle.

Situated near to local parks and a nature reserve, this home is perfect for those who enjoy outdoor activities and the beauty of nature. Additionally, the nearby shops and schools make it a practical choice for families, providing easy access to essential amenities and educational facilities, along with Darlington Memorial Hospital which is also within close proximity.

This semi-detached house on Brinkburn Drive is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

## Entrance Hall

Composite door to front with dual aspect windows, staircase to first floor landing and radiator.

## Lounge

11'11 11'2 (3.63m x 3.40m)

Upvc double glazed bay window to front, gas fire in surround and radiator.

## Dining Room

11'9 x 11'2 (3.58m x 3.40m)

Sliding doors to rear and radiator.

## Kitchen

10'10 x 7 (3.30m x 2.13m)

Two Upvc double glazed windows to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Integrated dishwasher and space for a fridge freezer and washing machine.

## Conservatory

11'8 x 11'4 (3.56m x 3.45m)

Half wall and half Upvc double glazing with French doors to rear.

## First Floor Landing

### Bedroom One

12 x 11'1 (3.66m x 3.38m)

Upvc double glazed window to front and radiator.

### Bedroom Two

11'3 x 10 (3.43m x 3.05m)

Upvc double glazed window to rear, access to part boarded loft via drop down ladder and radiator.

### Bedroom Three

8'4 x 5'7 (2.54m x 1.70m)

Upvc double glazed window to front and radiator.

## Bathroom

Two Upvc double glazed windows to side, corner bath and walk in shower, w.c, wash hand basin, heated towel rail and fully tiled walls.

## Externally

To the front is a low maintenance garden with gated access and a driveway for two vehicles. There is also gated access to the rear garden.

To the rear is mainly laid to lawn with patio area, shed, cold water tap and light.

## Tenure

Freehold.

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m<sup>2</sup>

Plot size 0.17 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

57 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

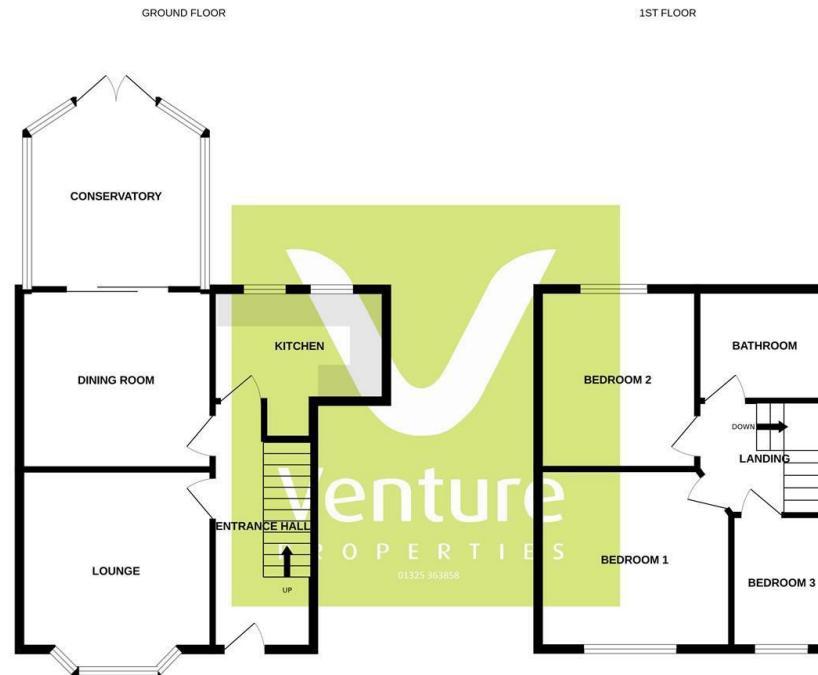
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Sky

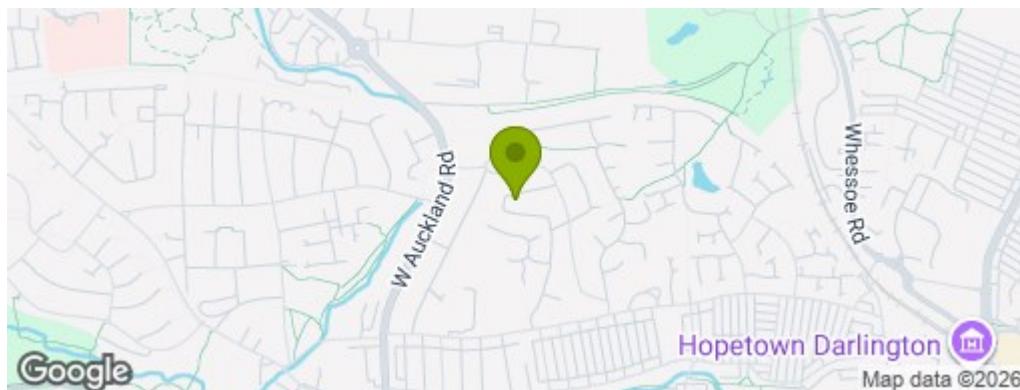
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## Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 and appliances mentioned 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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