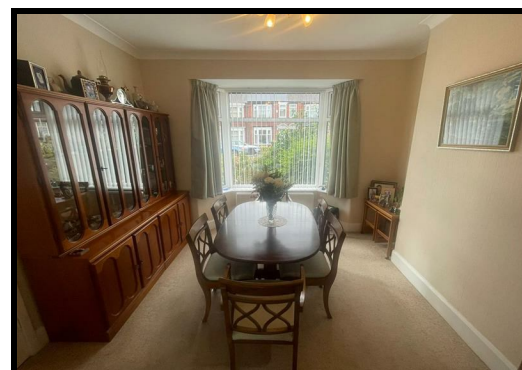




## **100 Brinkburn Road, Darlington Offers In The Region Of £159,950**

Welcome to Brinkburn Road, Darlington - a charming semi-detached house that boasts a welcoming entrance hallway, a living room, dining room, kitchen, three bedrooms, a bathroom and a room with a WC. This property is a gem in the heart of Darlington, offering a cosy and inviting atmosphere for its future owners.

Brinkburn Road occupies a most pleasing position within the Cockerton Village area of Darlington. The location provides easy access to local amenities, schools, and transport links, making it convenient for daily living. Whether you're looking to settle down or invest in a property with great potential, this house is a fantastic opportunity not to be missed. Contact us today to arrange a viewing and take the first step towards making this house your new home.



# 100 Brinkburn Road, Darlington

## General Remarks

An outstanding opportunity has arisen to acquire a three bedroom semi detached residence occupying a most pleasing position on Brinkburn Road within the ever popular Cockerton area of Darlington.

Double glazed windows throughout

Gas fired central heating

Council Tax band B

We welcome viewings at the earliest opportunity to avoid disappointment.

## Location

Brinkburn Road is located in the popular Cockerton area to the north west of Darlington town centre, conveniently placed within walking distance of a range of amenities including shops, bars restaurants and leisure facilities. Darlington's Memorial Hospital are also within walking distance of this desirable residence. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated.

## Living Room

13'6" x 11'9"

The beautifully appointed living room is situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window and an electric fire. Sliding doors lead into the dining room.

## Dining Room

11'10" x 9'9"

The dining room has a UPVC double glazed bay window overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones. Sliding doors lead in to the living room.

## Kitchen

8'9" x 8'5"

The kitchen is fitted with a comprehensive range of modern wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. Warmed by a central heating radiator, decorated in neutral tones and benefiting from vinyl flooring, a pantry, plumbing for an automatic washing machine, an integrated electric oven with a gas hob

and over head extractor hood, a double glazed window and space for an under counter fridge. A double glazed door leads out to the side elevation of the property.

## First Floor Landing

A staircase leads to a half landing with a double glazed window. A further staircase leads to the first floor landing.

## Bedroom One

10'11" x 9'3"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

## Bedroom Two

10'10" x 10'6"

With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator and benefiting from a double glazed window and built in wardrobes providing useful storage.

## Bedroom Three

8'10" x 8'6"

A further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window overlooking the rear of the property and built in cupboards providing useful storage.

## Bathroom

5'6" x 4'5"

The bathroom is warmed by a towel radiator, has tiled walls, a double glazed window with privacy glass and is fitted with a modern suite comprising of a panelled bath with overhead shower and shower screen and a wash hand basin.

## Separate WC

A room with a double glazed window with privacy glass and fitted with a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking and a paved garden which is designed for low maintenance. The garden is complimented with a variety of mature plants and shrubs. To the rear of the property there is a spacious garden which has an abundance of mature plants, shrubs and trees and a further driveway providing off road car parking. To the side of the property there is a pleasant patio area which is ideal for outdoor entertaining and a shed providing useful storage.

