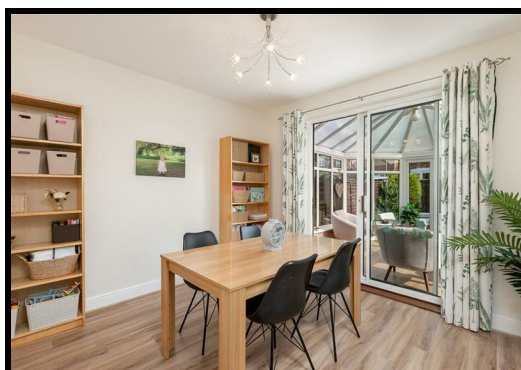




94 Brinkburn Drive, Darlington Offers In The Region Of £185,000

Occupying an extremely pleasing position on Brinkburn Drive within the ever popular Cockerton area of Darlington we are delighted to offer For Sale a three bedroomed semi detached residence. Brinkburn Drive is superbly positioned within walking distance of the local shops and amenities at both Cockerton Village and Darlington town centre. This delightful residence offers accommodation over two floors including a welcoming entrance hallway, living room, dining room, conservatory, a modern and most contemporary kitchen, two double bedrooms, a single bedroom and a modern family bathroom. Externally to the front of the property there is a driveway providing off road car parking and a forecourt garden which has been designed for low maintenance. To the rear of the property there is a south facing garden which is laid to lawn and complimented with a variety of plants and shrubs. There is also a patio area which is ideal for outdoor entertaining. Ideally suited to a number of purchasers including the first time buyer this charming residence must be viewed internally to be fully appreciated.



94 Brinkburn Drive, Darlington

General Remarks

A fantastic opportunity has arisen to acquire a beautifully presented three bed roomed semi detached residence occupying a most pleasing position on Brinkburn Drive within the Cockerton area of Darlington.

Gas fired Central heating

UPVC double glazed windows throughout

Council Tax band B

Roof recently replaced

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Brinkburn Drive 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. Cockerton village and 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 partially glazed composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

Living Room

11'1" x 11'11"

The beautifully presented living room is situated to the front elevation of the property. Warmed by two central heating radiators, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a wooden fire surround with a granite hearth and inserts.

Dining Room

11'1" x 11'8"

The dining room is warmed by a central heating radiator, is decorated in neutral tones and benefits from laminated flooring and double glazed patio doors which lead into the conservatory.

Conservatory

11'7" x 11'3"

The conservatory offers fine panoramic views over looking the

rear garden. The conservatory benefits from laminated flooring and UPVC double glazed windows. Double glazed French doors lead out to the rear garden.

Kitchen

8'4" x 10'10"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. Warmed by a central heating radiator and benefiting from vinyl flooring, a UPVC double glazed window to the rear of the property, an integrated electric oven with a gas hob and overhead extractor hood and plumbing for an automatic washing machine and dishwasher.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

11'1" x 11'11"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bedroom Two

11'2" x 10'0"

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bedroom Three

8'4" x 5'7"

With a UPVC double glazed window overlooking the front elevation of the property a single bedroom which is warmed by a central heating radiator.

Bathroom

The bathroom has vinyl flooring, two UPVC double glazed windows and is fitted with a contemporary suite comprising of a panelled corner bath, a shower cubicle with shower, a wash hand basin, a WC and a towel radiator.

Externally

Externally to the front of the property there is a driveway providing off road car parking and a forecourt garden which has been designed for low maintenance. To the rear of the property there is a south facing garden which is laid to lawn and complimented with a variety of plants and shrubs. There is also a patio area which is ideal for outdoor entertaining.

