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18 Brinkburn Avenue, Darlington
Asking Price £125,000

Situated in the charming Cockerton area of Darlington, this delightful two-bedroom semi-detached house on Brinkburn Avenue presents a wonderful opportunity for both first-time buyers and investors alike. Offered for sale with no onward chain, this property is ready for its new owners to make it their own.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and inviting, making it easy to envision how to utilise each area to suit your lifestyle. The two bedrooms are well-proportioned, offering comfortable retreats at the end of the day.

While the property is in need of some general updating, this is reflected in the competitive asking price, allowing you to add your personal touch and create a home that truly reflects your taste. The potential for enhancement is significant, making this a perfect canvas for those looking to invest in a property with character and charm.

Situated in a desirable location, this semi-detached house benefits from a pleasant neighbourhood atmosphere, with local amenities and transport links within easy reach. Whether you are looking to settle down or seeking a promising investment, this property on Brinkburn Avenue is not to be missed. Embrace the opportunity to transform this house into your dream home.

18 Brinkburn Avenue, Darlington

General Remarks
Offered For Sale with NO ONWARD CHAIN
A superb opportunity has arisen to acquire a two bedroom semi detached residence occupying a most pleasing position on Brinkburn Avenue in Darlington
In need of some general updating which is reflected in the competetive asking price
Gas fired central heating
We recommend viewings at the earliest opportunity to avoid disappointment

Location
Brinkburn Avenue occupies an extremely pleasing position situated within walking distance of an extremely good range of local shops and amenities at Cockerton Village. A more comprehensive range of shopping and recreational facilities and amenities are available in Darlington Town Centre which lies a short drive away. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66.

Entrance Hallway
The property is entered through a composite door to the side elevation of the property leading into a welcoming entrance hallway.

Living Room
11'3" x 15'5"
The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a large bay window that allows an abundance of natural light and a wooden fire surround with a tiled insert and gas fire. Glazed doors lead into the dining room.

Dining Room
11'3" x 9'0"
The dining room is warmed by a central heating radiator and benefits from a wooden fire surround with gas fire, and a cupboard providing useful storage.

Kitchen
8'0" x 10'2"
The kitchen is situated to the rear elevation of the property. Fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from UPVC double glazed windows to the side and rear elevations and a door leading to the side elevation of the property.

First Floor Landing
A staircase leads to a half landing with a window to the side elevation of the property. A further staircase leads to the first floor landing.

Bedroom One
11'3" x 10'7"
A double bedroom with a window overlooking the front elevation of the property. The bedroom benefits from built in wardrobes providing useful storage and a feature fire surround.

Bedroom Two
11'3" x 9'0"
A further double bedroom warmed by a central heating radiator and benefiting from a window situated to the rear elevation of the property.

Bathroom
8'0" x 4'5"
The bathroom is warmed by a central heating radiator, has a window and is fitted with a suite comprising of a panelled bath and a wash hand basin.

Separate WC
A room with a window and fitted with a low level WC.

Externally
Externally to the front of the property there is a driveway providing off road car parking, and a fourcourt garden area. To the rear of the property there is a specious rear garden, with two water tight garden sheds for extra storage.

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