



113 Brinkburn Road, Darlington Offers In The Region Of £150,000

Situated in the highly sought-after Cockerton area of Darlington, this charming house on Brinkburn Road is a delightful opportunity for those seeking a new home. Offered for sale with no onward chain, this property is perfect for buyers looking for a smooth transition into their next chapter.

The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living, making it an ideal choice for families or those wishing to have a guest room or home office. The property also features two well-appointed bathrooms, ensuring convenience for all residents.

One of the standout features of this home is its retention of period characteristics, which adds a unique charm and character that is often hard to find in modern properties. The delightful features throughout the house create a warm and inviting atmosphere, making it a truly special place to live.

The location on Brinkburn Road is particularly appealing, as it offers a peaceful residential setting while being close to local amenities, schools, and parks. This combination of charm, character, and a prime location makes this property a must-see for anyone looking to settle in Darlington.

In summary, this house presents a wonderful opportunity to acquire a home full of character in a desirable area, all without the hassle of a chain. We invite you to come and experience the charm of this property for yourself.



113 Brinkburn Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bedroom period property occupying a most pleasing position on Brinkburn Road within the ever popular Cockerton area of Darlington.

Gas fired central heating

Council Tax Band A

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Brinkburn Road is located in the popular Dene's 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 UPVC double glazed door to the side of the property leading into the welcoming entrance hallway. The hallway is warmed by a central heating radiator.

Living Room

12'6" x 12'11"

The beautifully presented living room is situated to the front elevation of the property and offers an abundance of natural light. Warmed by a central heating radiator, tastefully decorated and benefiting from stripped wood floor boards, ornate cornice to the ceiling, a dado rail, a wooden feature fire surround with a marble hearth and inserts and a UPVC double glazed bay window.

Dining Room

18'9" x 10'11"

The dining room is warmed by a central heating radiator and benefits from a UPVC double glazed window overlooking the side elevation of the property. A staircase leads to the cellar.

Kitchen

16'10" x 8'0"

The modern kitchen is fitted with a comprehensive range of wall,

floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, tiled splashbacks, plumbing for an automatic washing machine and dishwasher, a UPVC double glazed window to the side elevation of the property and a further window to the rear elevation.

Bathroom

5'10" x 5'6"

The bathroom has vinyl flooring, partially tiled walls, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with over head electric shower, a wash hand basin and a low level WC.

Cellar

There is a versatile cellar which could be utilised for additional living space or useful storage.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

12'8" x 12'7"

A double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

Bedroom Two

11'3" x 10'11"

A further double bedroom warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage and a UPVC double glazed window overlooking the side elevation of the property.

Bedroom Three

8'10" x 8'9"

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bathroom

7'1" x 5'9"

The bathroom has tiled walls, two UPVC double glazed windows with privacy glass overlooking the side elevation of the property and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

Externally

Externally to the front of the property there is a gravelled forecourt garden which has been designed for low maintenance. To the rear of the property there is an enclosed rear yard.

