



## **20 BRINKBURN AVENUE, DARLINGTON, COUNTY DURHAM, DL3 0JN**

### **Offers In The Region Of £159,950**

A traditional TWO bedroomed semi detached residence that is situated within a popular area on this tree-lined street. The property is in ready to move into order and boasts spacious accommodation with two reception rooms to the ground floor plus an extended kitchen/diner that leads out onto a lovely garden to the rear which attracts a great deal of the summer sunshine. To the first floor there are two generous double bedrooms, refitted bathroom and separate WC. In addition, there is a driveway for off street parking.



The property is warmed by gas central heating and has partial double glazing. Brinkburn Avenue sits just off Brinkburn Road and is ideally placed for Cockerton Village with access to the supermarkets, cafes and further shops at West Park. Bus routes are regular and Darlington's town centre is not too far away and there are excellent transport links to the A1M North and South.

RECEPTION HALLWAY

The upvc entrance door is to the side of the property and opens into the reception hallway which has easy maintained laminate flooring , storage is provided with a built in understairs cupboard and the staircase leads to the first floor.

LOUNGE

15'09 x 14'02 (4.80m x 4.32m)

The room is well proportioned and light, having the advantage of a walk in wooden bay window to the front aspect.

DINING ROOM

11'09 x 9'02 (3.58m x 2.79m )

A further reception room with laminate flooring and leads into the kitchen/diner.

KITCHEN

14'09 x 10'00 (4.50m x 3.05m )

Having been extended this superb space is fitted with an ample range of cream wall, floor and drawer units which are complimented perfectly by wood effect work surfaces and with a stainless steel sink unit. The integrated appliances include an electric oven and gas hob and extractor fan. There is a fridge/freezer, plumbing for an automatic washing machine and the room has been finished with attractive tiled surrounds. This area easily accommodates a small dining table and enjoys views to the rear garden by a upvc fully glazed door and two upvc double glazed windows to the rear.

FIRST FLOOR

LANDING

Leading to the two double bedrooms. the bathroom and separate WC.

BEDROOM ONE

11'04 x 10'07 (3.45m x 3.23m )

The principle bedroom of the home is of a good size and has a upvc double glazed window to the front aspect and an alcove to the chimney breast.

BEDROOM TWO

11'07 x 9'04 (3.53m x 2.84m)

A further double bedroom with a upvc window to the rear aspect.

BATHROOM

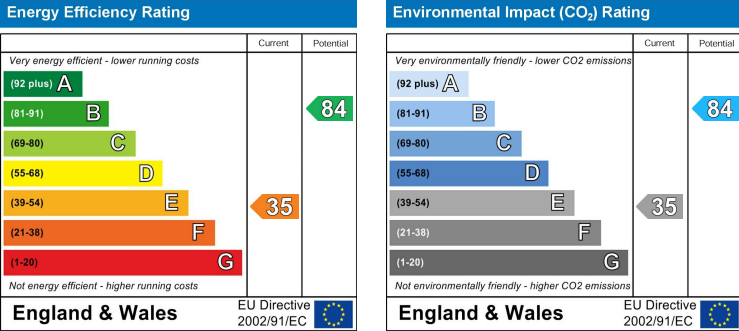
Fitted with a white panelled bath that has a chrome handheld shower mixer and with pedestal basin, the room has been tiled with ceramics. There is a built in storage cupboard. The bathroom has a upvc window to the side aspect.

SEPARATE WC

A white low level WC and upvc window to the side aspect.

EXTERNALLY

The front garden is enclosed by a small brick built wall with lawned area and there is a driveway for off street parking. The garden to the rear is of a good size and is enclosed by fencing, there is a paved patio and the area is mainly laid to lawn with the single gate to the side. Storage is provided by a prefabricated out building measuring 13'01 x 7'11 that has glazed windows and would suit the trend of outside social space. The garden has a water tap.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

