



## 55 BRAWTON GROVE, DARLINGTON, DL3 0GL

### Offers In The Region Of £159,950

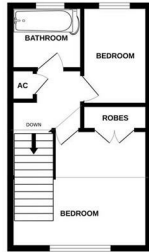
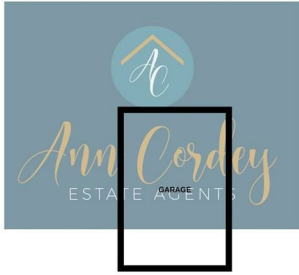
Located in a quiet cul-de-sac on the sought-after Oakfield Lodge development in Darlington, this well-presented two-bedroom semi-detached home offers comfortable living close to local amenities and transport links. The accommodation includes an entrance vestibule, a spacious lounge with stairs to the first floor and access to the kitchen, which in turn leads to a bright conservatory overlooking the garden. Upstairs, there are two generous bedrooms and a family bathroom/WC. Externally, the property benefits from a low-maintenance resin driveway providing off-street parking, a detached garage with up-and-over door, and an





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, sections, rooms and any other items are approximate and no responsibility is taken for any misstatement or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The drawings, sections and appliances shown have not been tested and no guarantee is given for their suitability or fitness for any purpose. Made with floorplan 12025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

