



Ann Cordey
ESTATE AGENTS

38 Brinkburn Avenue, Darlington, DL3 0JN
Offers In The Region Of £199,950



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Situated in the desirable Cockerton area of Darlington this mature THREE BEDROOMED semi-detached residence is sure to have great appeal. Tastefully decorated and upgraded throughout the property offers spacious accommodation and boasts an large open plan kitchen/diner which leads to a conservatory which enhances the living space further.

To the first floor there are three bedrooms, two double bedrooms and a well proportioned single room. These are serviced by a modern bathroom/WC with a P shape shower bath with electric shower. Externally the front garden is enclosed by a small brick built wall and has stocked borders. The driveway offers off street parking for a single vehicle and has an EV car charging point. Double timber gates lead through to the rear garden which is of a good size and attracts a great deal of the summer sunshine. Mainly laid to lawn and having raised railway sleeper borders with an array of pretty plants. The detached garage is larger than average and measures (7.31m x 3.60m) and has an up and over door and a window to the side and there is light and power.

The location within the Cockerton area of Darlington is ideal for access to the town centre, cockerton village and towards the shops and supermarkets at West Park. There are regular bus services and excellent transport links towards the A1M both north and south.

The property has been upgraded by the current vendors and is very well maintained and lovingly presented. The character of the home remains with stained glass feature windows and original balustrade staircase which blends perfectly with the modern finish of the kitchen and decor. Warmed by gas central heating and fully double glazed the garage has been reroofed and the property is in ready to move into order.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

An UPVC door with stained glass detail opens into the reception hallway which is very welcoming and leads to the lounge and kitchen and has the staircase to the first floor.

LOUNGE

13'8" x 13'1" (4.17 x 4.01)

A generous reception room with the advantage of a walk in bay window to the front aspect. There are two alcoves to the chimney breast and a free standing electric feature fire. The original picture rail is in situ and the room is tastefully decorated.

KITCHEN & DINING ROOM

21'3" x 11'3" (6.50 x 3.44)

Offering sizeable open plan kitchen and dining space with a single double glazed door to the side and French doors opening to the conservatory. The kitchen area has been recently upgraded and comprises of a range of white gloss, wall, floor and drawer cabinets with complementing work surfaces. The integrated appliances include an electric oven, electric hob and extractor fan There is also a built in microwave and plumbing for an automatic washing machine. The area has been finished with tiling and is open plan to the dining area which can easily accommodate a large dining table.

CONSERVATORY

11'5" x 9'10" (3.5 x 3.0)

The conservatory is a great space in which to enjoy the garden whatever the weather and is a great addition to the home. UPVC framed and with French doors.

FIRST FLOOR



LANDING

With original balustrade and a stained glass window making a lovely feature. The landing leads to all three bedrooms and to the bathroom/WC.

BEDROOM ONE

12'5" x 11'5" (3.80 x 3.50)

The larger of the double bedrooms overlooks the front aspect.

BEDROOM TWO

11'5" x 10'0" (3.49 x 3.07)

Bedroom two is also a sizeable double room, this time overlooking the rear aspect and having quality built in wardrobes to the alcoves.

BEDROOM THREE

8'8" x 8'0" (2.66 x 2.46)

Bedroom three is a large single bedroom and overlooks the front aspect.

BATHROOM/WC

Fitted with a white suite to include a P shape bath with electric over the bath shower and screen. There is a pedestal handbasin with wooden cabinet providing storage and a low level WC. A built in cupboard houses the central heating boiler and provides storage and the room is finished with tiled surrounds and has window to the side aspect.

EXTERNALLY

The front garden is enclosed by a small brick built wall and designed for ease of maintenance with flowering plants to the borders. A single driveway for off street parking has an electric vehicle charging point and double timber gates lead down to the GARAGE and the rear garden. The garage is larger than average and measures (7.31m x3.60m) and has an up and over door, light and power and a window to the side. The rear garden is mainly laid to lawn with raised railway sleeper borders which are well stocked, and is of a good size and attracts a lot of the summer sunshine.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
These ratings are based on the Energy Performance Certificate (EPC) for this property. The EPC is a legal requirement for all properties that are rented out or sold. The EPC is a document that provides information about the energy efficiency of a property and the environmental impact of the property. The EPC is a document that is valid for 10 years. The EPC is a document that is valid for 10 years.					
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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