



74 BRINKBURN DRIVE, DARLINGTON, DL3 0JX

Offers In The Region Of £165,000

We have great pleasure in offering for sale this charming and most appealing, traditional Three Bedroomed Semi-Detached Residence situated in this desirable tree lined street in the Cockerton area of Darlington and having ease of access to transport links, shops and amenities. The property itself requires some updating but is priced to reflect this.

The accommodation itself boasts a single storey rear extension on the ground floor and three well proportioned Bedrooms and refitted wet room/wc.

Warmed by gas central heating and having the benefit of double glazing throughout, the accommodation briefly comprises of: welcoming Reception Hallway with staircase to the first floor, there is access immediately to the Kitchen area which has a range of units and complimented by work surfaces. The Dining Area which has the benefit of French doors leading directly onto the rear garden and in turn is extended to the rear. The Lounge is situated to the front and has feature fireplace to the chimney breast.

To the first floor, the landing area leads us to the three Bedrooms, two of which are good sized double Bedrooms, and Bedroom Three is currently used as an office. The Wet Room/WC has been refitted with walk in shower, wc and handbasin.



GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mortgage 10000

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 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.

