



*Ann Cordey*  
ESTATE AGENTS

**55 Brinkburn Drive, Darlington, DL3 0LA**  
**Offers In The Region Of £250,000**



## 55 Brinkburn Drive, Darlington, DL3 0LA

A much improved, extended FOUR BEDROOMED semi-detached residence situated in the Cockerton area of Darlington and boasting spacious family accommodation. The current vendors have enhanced the accommodation with the preferred open plan kitchen and dining area, which leads through to the utility room and ground floor cloaks/wc adding convenience to the home and there is also the added bonus of an ensuite to the master bedroom with the remaining bedrooms all being of a good size

The stylish decor and upgraded kitchen and modern bathrooms have great appeal making the home in ready to move into order.

Externally the front garden is enclosed with a driveway for off street parking and a proportion of the garage remains for secure storage. The rear garden is enclosed and mainly laid to lawn and attracts a great deal of the summer sunshine. The location within the Cockerton area of Darlington is ideally placed for access to Cockerton parade of shops, West Park village with Aldi Supermarket and Marks & Spencer food hall. Darlington's town centre is close by, there are regular bus services and excellent transport links to the A1M. Well regarded schools are also within access.

The property is warmed by gas central heating and is fully double glazed with all of the windows being replaced in 2025. It is sure to have great appeal in today's market and viewing is highly encouraged. The vendors have advised me that there is planning permission granted for a garden room extension.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

With staircase to the first floor and a useful understairs storage cupboard.

### LOUNGE

**12'11" x 10'1" (3.94 x 3.09)**

A sizeable reception room with tasteful decor and a bay window to the front aspect.

### KITCHEN/DINER

**28'2" x 11'1" (8.60 x 3.39)**

A great open plan social space with French doors leading to the rear garden and a further window allowing for lots of natural light. The kitchen area has been well planned with an ample range of wall, floor and drawer cabinets with in a dark blue and which are complemented by the solid wooden worksurfaces and butler sink. The dual aspect range cooker is included in the sale and there is an integrated dishwasher. A door leads through to a useful utility room.

### UTILITY

Very convenient with plumbing for an automatic washing machine and space for a tumble dryer. There is also space for a large american style fridge freezer.

### CLOAKS/WC

With hand basin and WC

### FIRST FLOOR

### LANDING



### BEDROOM ONE

14'0" x 11'8" (4.28 x 3.57)

A generous double bedroom with a bay window to the front aspect and having ensuite facilities.

### ENSUITE

Comprising shower, wc and handbasin positioned within a useful vanity cupboard.

### BEDROOM TWO

10'5" x 10'4" (3.20 x 3.17)

A second double bedroom overlooking the rear aspect.

### BEDROOM THREE

10'5" x 10'4" (3.20 x 3.17)

Currently used as a dressing room with sliding fitted wardrobes and a window to the rear aspect.

### BEDROOM FOUR

10'7" x 8'3" (3.24 x 2.54)

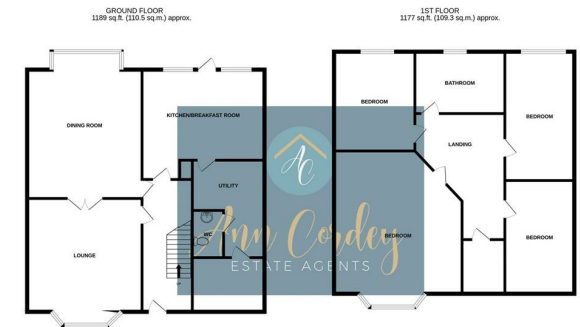
Overlooking the front aspect.

### BATHROOM/WC

A well proportioned room with statement stand alone bath, Wc and pedestal handbasin. The room has been finished with modern tiling.

### EXTERNALLY

Enclosed and paved for off street parking, the remainder of the garage remains providing secure storage behind electric roller door. The rear of the garden is enclosed and laid to lawn and attracts a great deal sunshine. There is also a useful timber storage shed.



TOTAL FLOOR AREA: 2366 sq ft (219.8 sq m.) approx.  
\*When every room has been measured to provide the total area of the property, including the measurements of doors, windows, stairs and any other parts as appropriate with the exception of a small area for any enclosed or partially enclosed areas. There may be some small areas which are not included in the total area. All measurements are approximate and should not be used for legal purposes. All measurements are taken to the internal face of the walls unless otherwise stated.

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.



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