



Brinkburn Road, DL3 6DU  
3 Bed - House - Mid Terrace  
£135,000

Council Tax Band: A  
EPC Rating: D  
Tenure: Freehold



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Brinkburn Road, DL3 6DU

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR \*\*\*

This well presented three bedroom mid terraced property comes to the market with no chain and is located in the popular Denes area of Darlington within a short stroll to the Memorial Hospital, popular primary schools, Cockerton Village and the town centre.

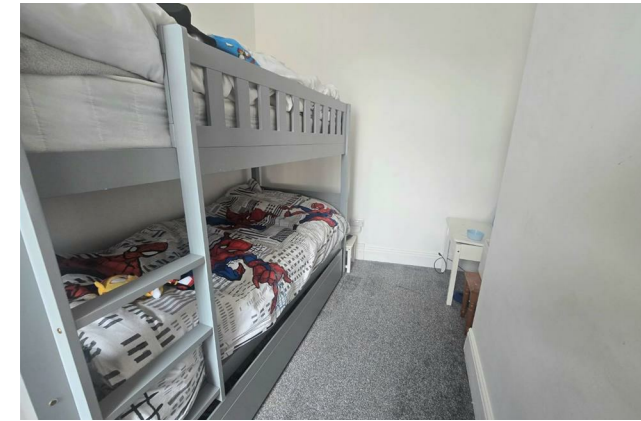
In our opinion it would make a perfect first time home for for that of an investor.

The property briefly comprises of; entrance porch, hallway, open-plan living / dining room, kitchen, utility room and downstairs bathroom.

The first floor provides a landing, with three bedrooms, and a separate wc.

Externally, the property has a rear yard, with on-street parking to the front.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



## GROUND FLOOR

### Entrance Porch

3'5" x 2'10" (1.06m x 0.88m)

### Hallway

10'4" x 2'11" (3.15m x 0.90m)

### Living Room

10'6" x 10'8" (3.22m x 3.27m)

### Dining Room

13'0" x 10'8" (3.97m x 3.27m)

### Kitchen

15'5" x 8'3" (4.71m x 2.53m)

### Utility Room

3'4" x 7'9" (1.03m x 2.38m)

## Bathroom

7'10" x 7'6" (2.39m x 2.30m)

## FIRST FLOOR

### Landing

13'4" x 2'9" (4.08m x 0.86m)

### Bedroom 1

10'7" x 13'5" (3.23m x 4.10m)

### Bedroom 2

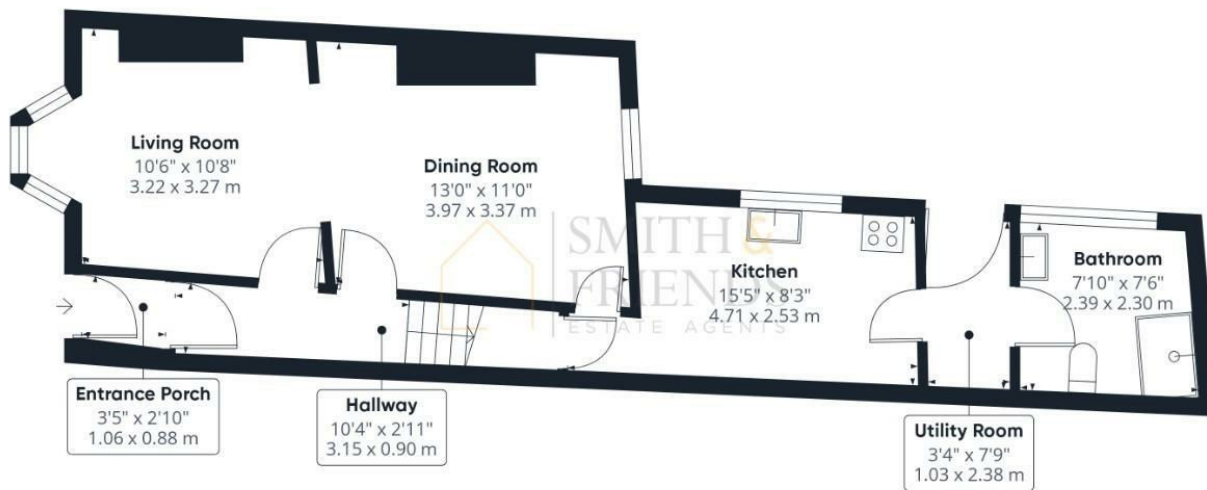
13'3" x 8'0" (4.04m x 2.44m)

### Bedroom 3

7'4" x 8'4" (2.25m x 2.56m)

### First Floor WC

4'3" x 5'7" (1.30m x 1.71m)



Ground Floor



Floor 1

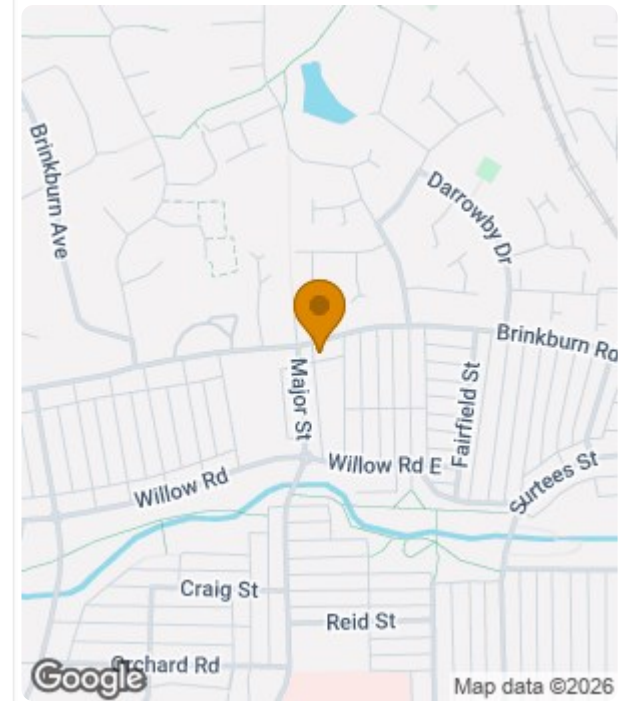


Approximate total area<sup>1)</sup>  
916 ft<sup>2</sup>  
85 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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>55</b>	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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