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Brinkburn Drive
Darlington, DL3 0LB
Price £175,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

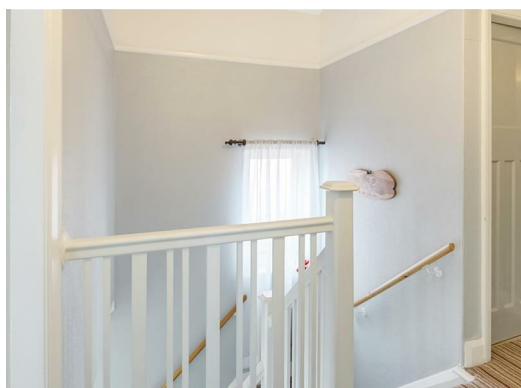
Located in the sought-after Cockerton/Dene area of Darlington, this older-style charming three-bedroom semi-detached house offers a delightful blend of character and modern living. There is a welcoming hallway, two generously sized reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. A convenient downstairs cloaks/WC adds to the practicality of the layout, while the large kitchen provides ample space for culinary creativity and family gatherings.

To the first floor, you will find a well-appointed landing leading to three comfortable bedrooms, two having built in wardrobes, shower room and separate WC.

Externally, the property offers a driveway providing off-road parking, with privacy gates for added security. The former garage offers potential for conversion or additional storage. The rear garden is a true highlight, featuring a large enclosed space mainly laid to lawn. A charming summerhouse adds a touch of whimsy and serves as an ideal spot for relaxation.

This semi-detached home is well-suited to a variety of buyers, whether you are a growing family or looking for a peaceful retreat. With its desirable location and ample living space, this property is not to be missed.





- Mature, three bedroomed semi-detached property
- Within easy walking distance of a host of amenities including Cockerton village
- Two spacious reception rooms
- Three spacious bedrooms
- Mature, established gardens, summerhouse and former garage
- Popular residential location
- Welcoming hallway
- Good size kitchen and handy cloaks/wc
- Family shower room and separate wc
- Driveway allowing off road parking, and side privacy gates.

GENERAL INFORMATION

Tenure: Freehold

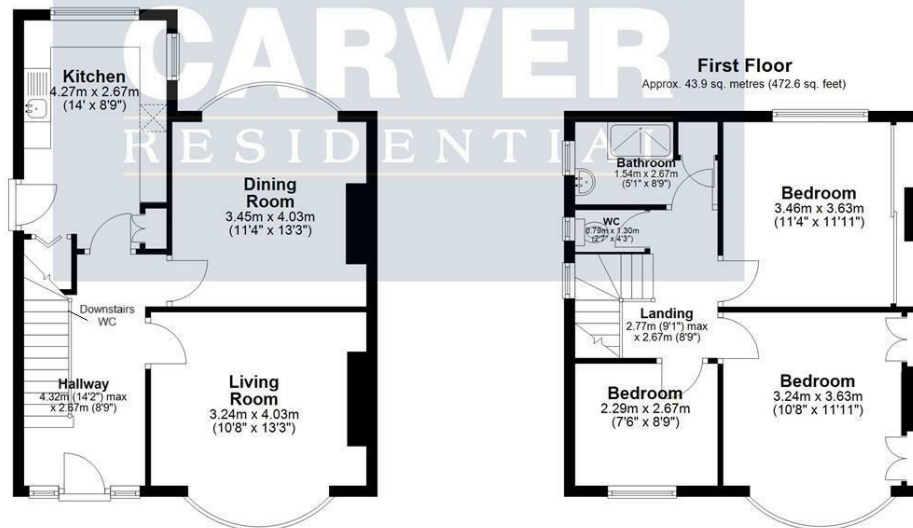
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Ground Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)

Total area: approx. 106.5 sq. metres (1146.5 sq. feet)
26 Brinkburn Drive, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		57	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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