

# Brankin Drive

Darlington DL1 4LH

£147,950

Venture PROPERTIES









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# Brankin Drive

## Darlington DL1 4LH




- Two Bedroom Semi-Detached Property
- Off Street Parking
- No Onward Chain
- Eastbourne Area of Darlington
- Enclosed Garden to Rear
- Within Walking Distance to Shops and Transport Links
- Spacious Rooms
- Newly Fitted Kitchen and Bathroom
- Council Tax Band B

In the delightful area of Eastbourne, Darlington, this delightful two-bedroom semi-detached house on Brankin Drive presents an excellent opportunity for those seeking a comfortable home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The newly fitted kitchen is a standout feature, offering a modern space for culinary enthusiasts to create delicious meals. The bathroom has also been recently refurbished with a modern suite, ensuring a fresh and contemporary feel throughout the home. With a full new roof having been installed, a new wiring system throughout, new plumbing and a new boiler, this property will certainly offer peace of mind as it has benefited from lots of attention to detail.

With two inviting bedrooms, this property is ideal for small families or couples looking for extra space. The house benefits from off-street parking to the front, providing convenience and peace of mind. Additionally, the gardens to both the front and rear offer a lovely outdoor space for play, or simply enjoying the fresh air.

Importantly, this property is offered with No Onward Chain, making the buying process smoother and more straightforward. If you are searching for a well-maintained home in a desirable location, this semi-detached house on Brankin Drive is certainly not to be missed.

### Entrance Hall
Upvc door to side, staircase to first floor landing and radiator.

### Lounge
10'9 x 16'2 (3.28m x 4.93m)
Upvc double glazed bow window to front and radiator.

### Kitchen
10'8 x 9'5 (3.25m x 2.87m)
Upvc double glazed windows and door to rear, newly fitted, shaker style wall, base and drawer units, stainless steel sink with mixer tap, integrated ceramic hob and oven with extractor over. Space for a washing machine and fridge freezer. Spotlights to ceiling and radiator.

### First Floor Landing
Upvc double glazed window to rear.

### Bedroom One
10'9 x 13'8 (3.28m x 4.17m)
Upvc double glazed window to front and radiator. Wall mounted boiler.

### Bedroom Two
10'9 x 9'8 (3.28m x 2.95m)
Upvc double glazed window to rear and radiator.

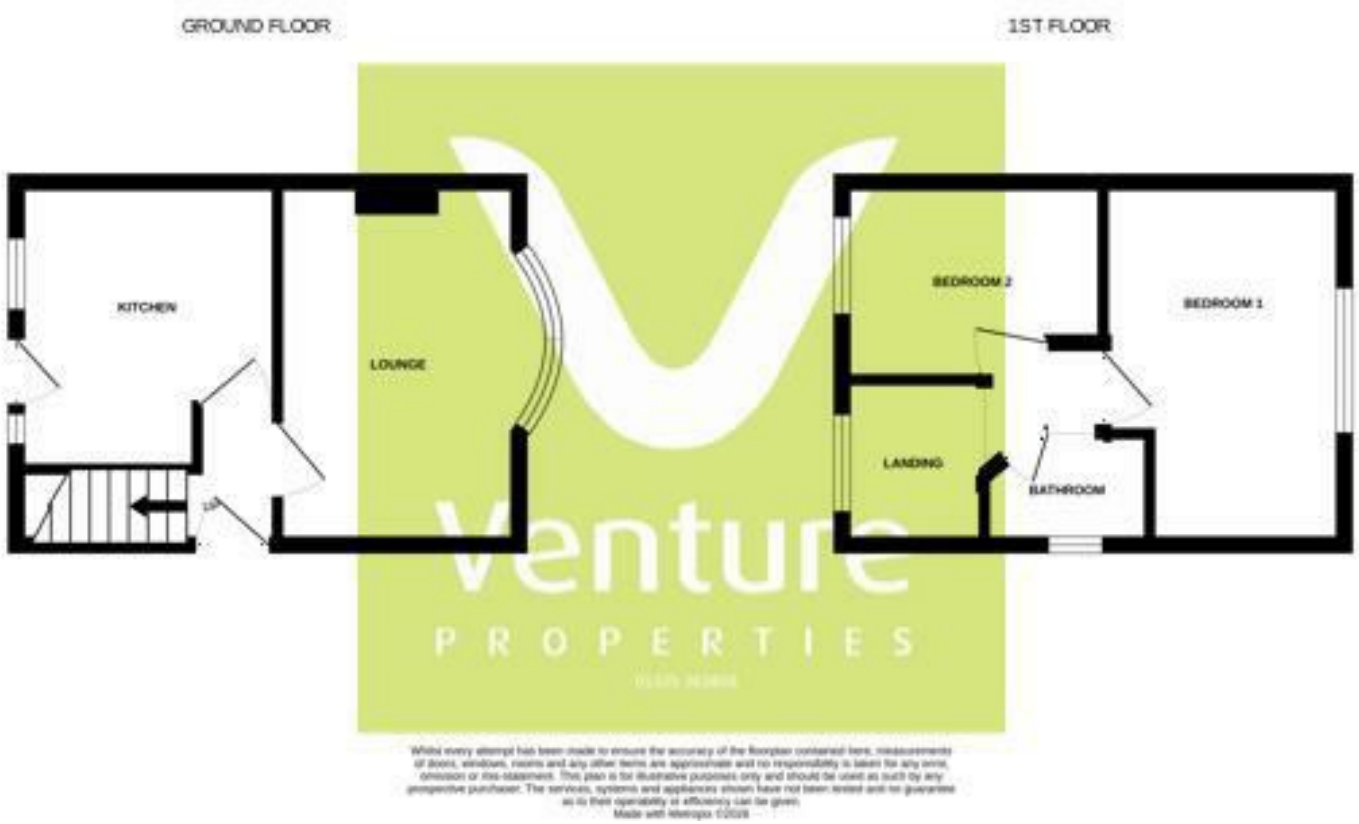
### Bathroom
Upvc double glazed obscure window to side, panelled bath with shower over and screen. Wash hand basin, low level w.c and heated towel rail.

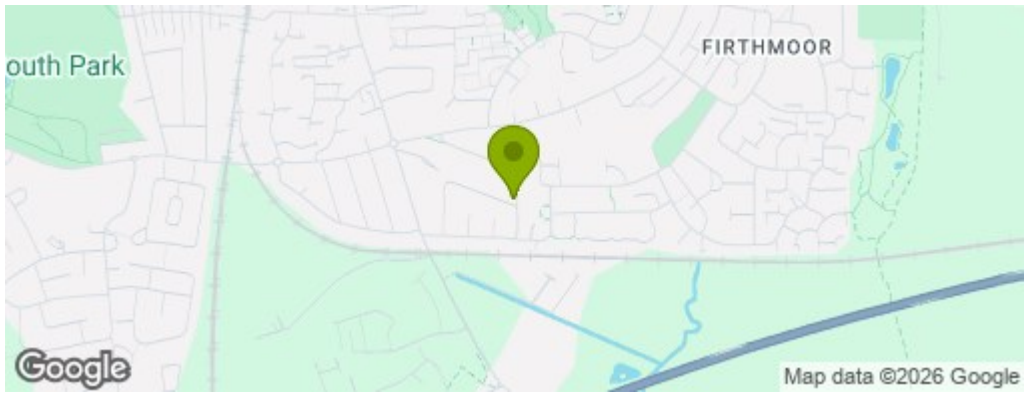
### Externally
To the front there is a generous gravelled driveway providing off street parking. A front garden area which is laid to lawn and gated access to the rear.
To the rear, the enclosed garden is laid to paving with gated access to the front of the property.

### Tenure
Freehold

### Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 731 ft 2 / 68 m 2
Plot size 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
2 Mbps
Superfast
75 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

### Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house




## Property Information

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