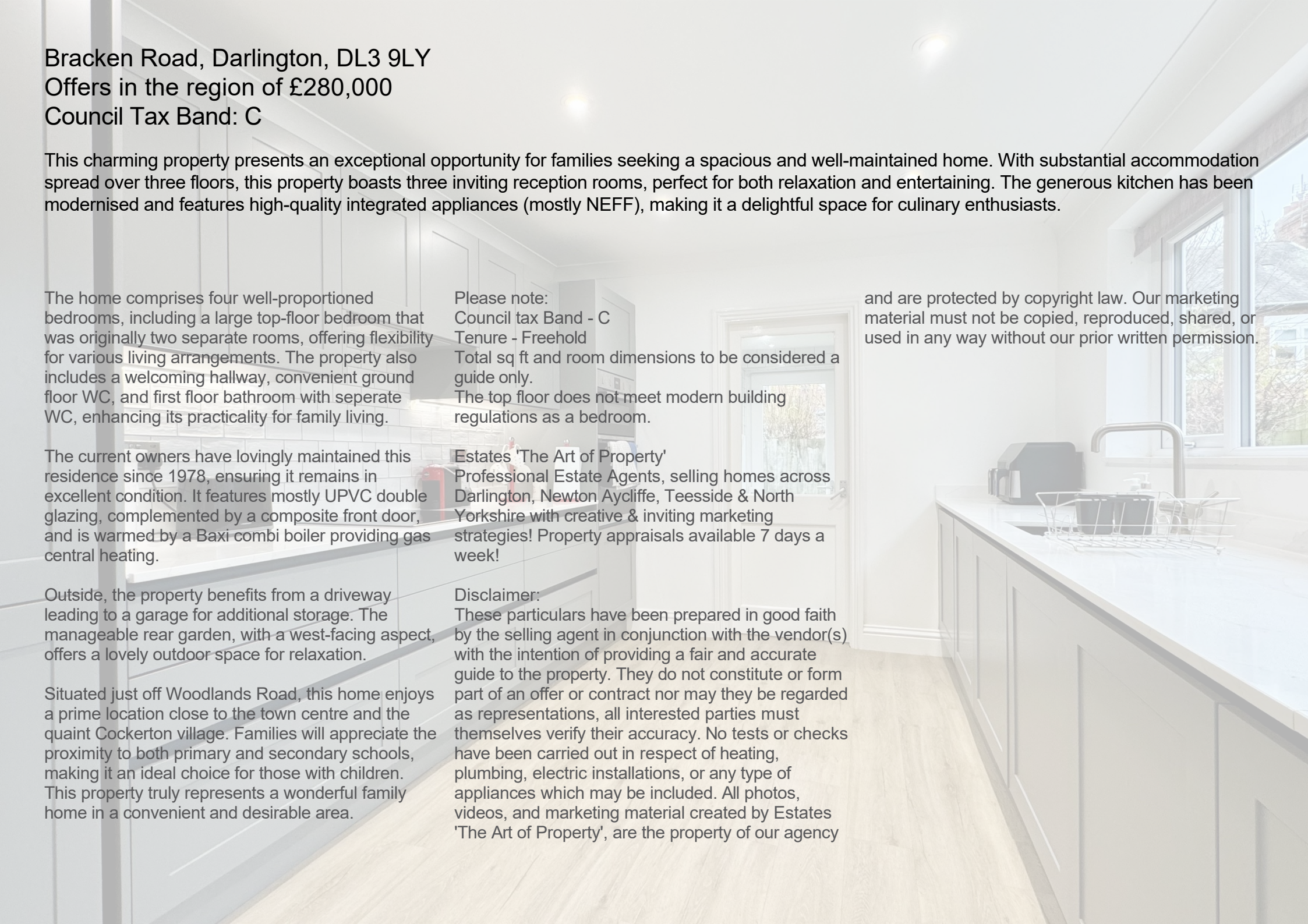


Bracken Road, Darlington, DL3 9LY
Offers in the region of £280,000

estates⁴
'The Art of Property'





Bracken Road, Darlington, DL3 9LY

Offers in the region of £280,000

Council Tax Band: C

This charming property presents an exceptional opportunity for families seeking a spacious and well-maintained home. With substantial accommodation spread over three floors, this property boasts three inviting reception rooms, perfect for both relaxation and entertaining. The generous kitchen has been modernised and features high-quality integrated appliances (mostly NEFF), making it a delightful space for culinary enthusiasts.

The home comprises four well-proportioned bedrooms, including a large top-floor bedroom that was originally two separate rooms, offering flexibility for various living arrangements. The property also includes a welcoming hallway, convenient ground floor WC, and first floor bathroom with separate WC, enhancing its practicality for family living.

The current owners have lovingly maintained this residence since 1978, ensuring it remains in excellent condition. It features mostly UPVC double glazing, complemented by a composite front door, and is warmed by a Baxi combi boiler providing gas central heating.

Outside, the property benefits from a driveway leading to a garage for additional storage. The manageable rear garden, with a west-facing aspect, offers a lovely outdoor space for relaxation.

Situated just off Woodlands Road, this home enjoys a prime location close to the town centre and the quaint Cockerton village. Families will appreciate the proximity to both primary and secondary schools, making it an ideal choice for those with children. This property truly represents a wonderful family home in a convenient and desirable area.

Please note:
Council tax Band - C
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.
The top floor does not meet modern building regulations as a bedroom.

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Bracken Road, Darlington, DL3 9LY

Approximate Gross Internal Area: (2045 sq ft - 190 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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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		