Brinkburn Road, Darlington, DL3 9LG

Offers in the region of £175,000

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'The Art of Property'

Brinkburn Road, Darlington, DL3 9LG
Offers in the region of £175,000
Council Tax Band: A

Situated within the sought-after Cockerton area of Darlington, this deceptively spacious three bedroom property offers an excellent opportunity for buyers seeking a well-proportioned home with great potential. The property is ideally located within a short walk of Cockerton Village, which hosts a lovely variety of local shops, cafes, and amenities. It is also conveniently positioned close to Darlington Memorial Hospital, within easy reach of the town centre, and offers excellent transport links with the A1(M) just a short drive away.

The property has been well cared for over the years and benefits from a fantastic layout, ideal for modern family living. To the ground floor, a welcoming entrance hallway leads to a bay-fronted lounge, while a generous separate dining room to the rear provides an excellent space for entertaining, with an open aspect through to the kitchen.

To the first floor, there are three well-proportioned bedrooms, including two spacious doubles and a good-sized single, along with a family bathroom fitted with a white suite.

Externally, the property stands out featuring a south-facing rear garden perfect for enjoying sunshine throughout the day, along with the added advantage of a garage to the rear, providing valuable off-street parking or additional storage.

Additional features include uPVC double glazing, plus composite front door and gas central heating via a Baxi combi boiler. Offered to the market with NO ONWARD CHAIN, this property presents a fantastic opportunity for buyers to modernise and create a superb home in a prime and convenient location.

Please note:

Council tax Band - A
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only (includes the garage).

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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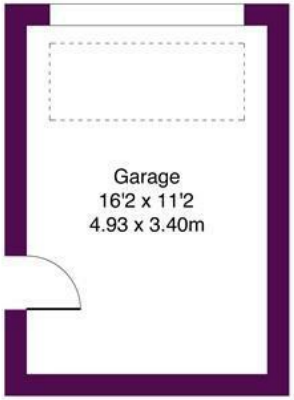
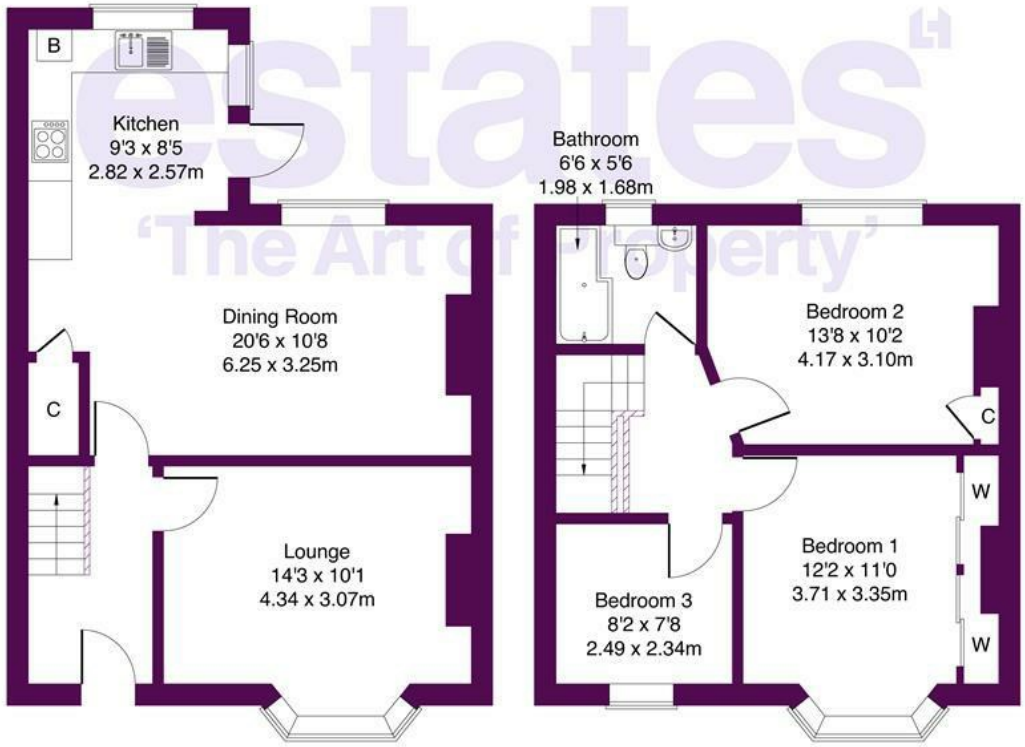
Approximate Gross Internal Area: (1151 sq ft - 107 sq m.)



Garage



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026
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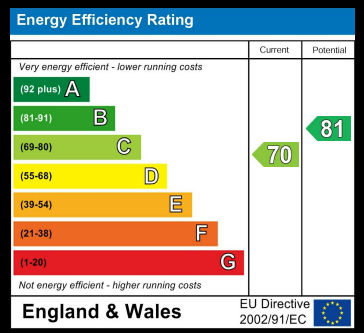
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