



98 Brinkburn Drive, Darlington
Darlington



In Excess of £150,000



98 Brinkburn Drive

Darlington, Darlington

Located in a desirable area, this **three-bedroom semi-detached house** presents an excellent opportunity for families or first-time buyers. Designed with practicality and comfort in mind, the home offers a welcoming atmosphere and well-planned living spaces, perfect for creating lasting memories. The property is **chain-free**, ensuring a smooth and hassle-free buying process.

The **spacious hallway** provides access to the lounge, dining room, and kitchen, while upstairs, you'll find three well-proportioned bedrooms and a family bathroom, catering to the needs of a growing household.

Externally, the property features a **driveway** for convenient off-road parking and a **generous rear garden**, ideal for relaxing, entertaining, or enjoying outdoor activities.

Council Tax band: B

Tenure: Freehold

- 3 Bed Semi Detached ***No Chain**
- Desirable Location
- Driveway
- Ideal Family Home
- Energy Performance Certificate : E



Entrance Hall

6'1" x 14'9" (1.85m x 4.50m)

Lounge

11'9" x 10'11" (3.60m x 3.34m)

Dining Room

11'8" x 11'1" (3.57m x 3.39m)

Kitchen

6'8" x 7'11" (2.04m x 2.42m)

Sunroom

10'6" x 12'0" (3.20m x 3.67m)

Landing

3'0" x 6'6" (0.94m x 2.01m)

Bedroom 1

11'10" x 10'11" (3.62m x 3.35m)

Bedroom 2

9'10" x 11'0" (3.00m x 3.37m)

Bedroom 3

8'0" x 7'1" (2.46m x 2.18m)

Bathroom

5'6" x 8'3" (1.67m x 2.52m)





FRONT GARDEN

REAR GARDEN

DRIVEWAY

1 Parking Space







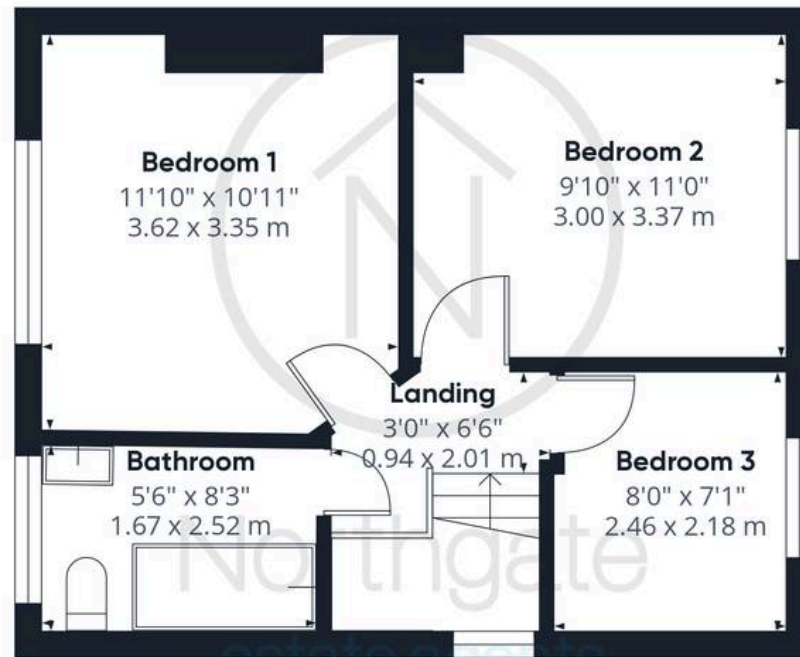
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Approximate total area⁽¹⁾

924.09 ft²

85.85 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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