



Brankin Road, Darlington

Darlington



Offers in Region of £135,000



## 41 Brankin Road

Darlington, Darlington

Introducing this remarkable two-bedroom semi-detached residence, Located in Darlington just a short drive from the A66 & the A1 North & South making it a ideal spot for a commuter. Boasting a harmonious blend of contemporary style and functionality, this property offers many desirable features.

Upon entering, one is greeted by a seamlessly flowing living space that exudes a sense of warmth and sophistication. The heart of the home is the generously proportioned living room, where natural light pours in through the large bay window, illuminating the space beautifully, the focal point of the room has to be the fitted fireplace creating a great space for relaxing after a long day. To the right as you enter the home you will find the dining room which is a good sized space perfect for hosting. To the rear of the home the kitchen extension comprises fitted cupboards & worktop space.

Ascend the staircase to discover the first floor, where the expansive master bedroom awaits. Featuring a striking bay window that floods the room with light, this tranquil sanctuary offers the perfect retreat at the end of a busy day. An additional bedroom provides comfortable accommodation, ideal for guests or family members. A bathroom & separate WC complete the first floor. The loft space has been fitted out to house a study space accessible via loft ladders.

Externally to the front of the property there is a double driveway for convenience, to the rear a low maintenance garden with multiple seating areas, a hot-tub for ultimate relaxation and a storage shed.

In conclusion, this two-bedroom semi-detached property represents a unique opportunity to own a home that



#### Hallway

4' 4" x 4' 6" (1.32m x 1.37m)

#### Lounge

10' 4" x 14' 3" (3.15m x 4.34m)

#### Dining Room

11' 0" x 14' 4" (3.35m x 4.37m)

#### Kitchen

8' 2" x 6' 6" (2.49m x 1.98m)

#### Landing

9' 4" x 2' 10" (2.84m x 0.86m)

#### Bedroom 1

10' 3" x 14' 6" (3.12m x 4.42m)

#### Bedroom 2

8' 2" x 11' 1" (2.49m x 3.38m)

#### Bathroom

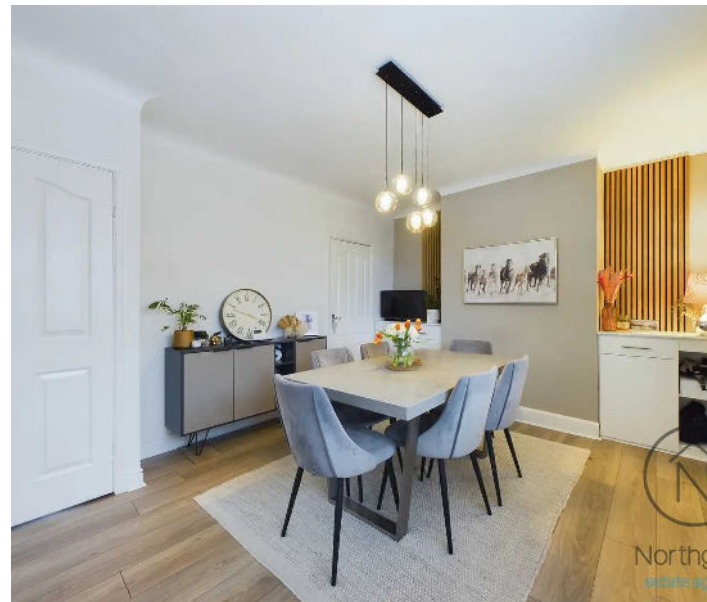
5' 9" x 5' 5" (1.75m x 1.65m)

#### Wc

4' 7" x 2' 10" (1.40m x 0.86m)

#### Loft Room

11' 11" x 7' 9" (3.63m x 2.36m)





## GARDEN

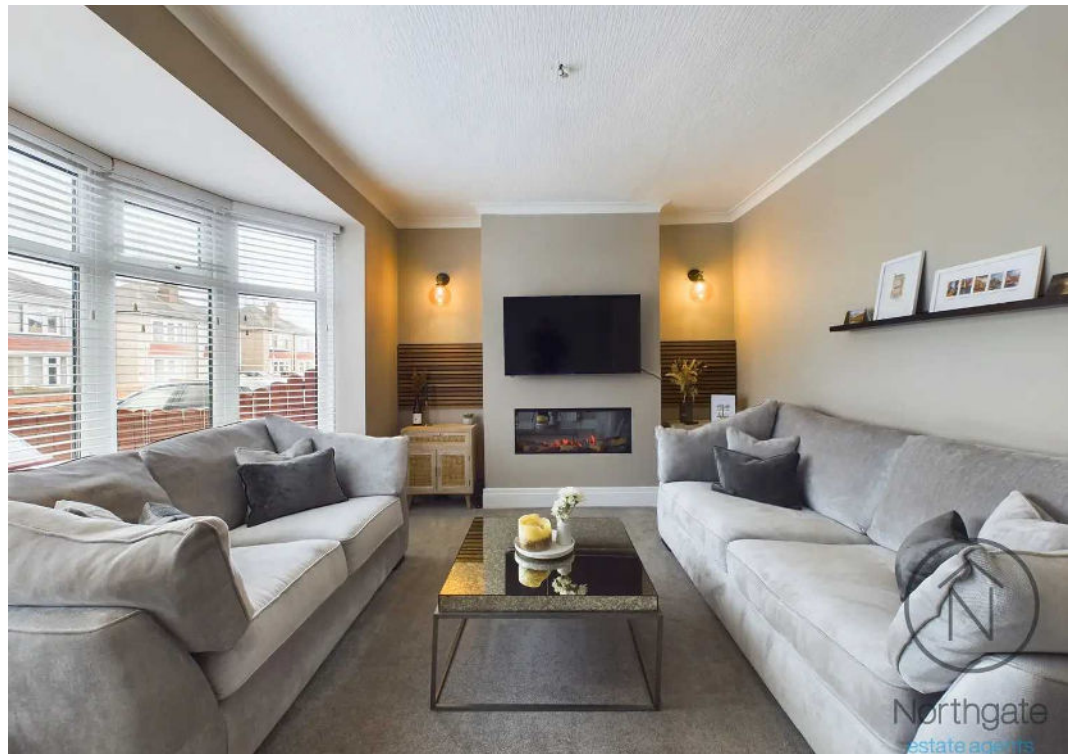
rear low maintenance garden with storage shed & hot-tub

## DRIVEWAY

2 Parking Spaces

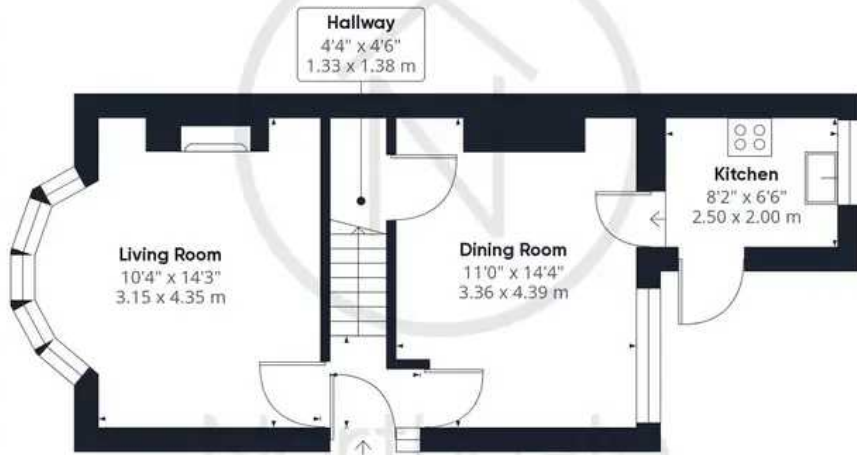








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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

849.45 ft<sup>2</sup>


78.92 m<sup>2</sup>

Reduced headroom

41.75 ft<sup>2</sup>

3.88 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



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