



3 Bedrooms



58 Branksome Green

Darlington, DL3 9UJ

Offers in the region of

£75,000

EPC Rating E



Best Agent

NORTH EAST AWARD WINNER

2017

Ideal for the first time buyer or the property investor this is a modern mid terraced house occupying a pleasant position overlooking a communal green to the front.

With the potential of providing a healthy rental yield the property offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with feature fireplace, dining room, kitchen fitted with a range of floor and wall units, rear lobby and cloakroom/wc. To the first floor there are three bedrooms, two with wardrobes, and a bathroom/wc with a shower. Externally there are lawned gardens to the front and to the rear.

There are a good range of local shops and amenities available in nearby Cockerton Village with a more comprehensive range of shopping and recreational facilities and amenities available in Darlington Town Centre which is a short drive away.

The Accommodation Comprises

Ground Floor

Entrance Lobby

UPVC double glazed front door and UPVC double glazed windows.

Lounge

Feature fireplace and electric fire, UPVC double glazed window, electric night storage heater and t.v. aerial point.

Dining Room

Electric night storage heater and under stairs cupboard.

Kitchen

Fitted with a range of floor and wall units, electric cooker point and plumbing for washing machine.

Rear Lobby

Stairs to the first floor.

Cloakroom/wc

Low level w.c. and wash hand basin.

First Floor

Landing

Electric night storage heater and built in cupboard.

Bedroom 1

Built in wardrobe.

Bedroom 2

Electric heater, double glazed window, built in cupboard and built in wardrobe.

Bedroom 3

Bathroom

Panelled bath with shower over, wash hand basin, low level w.c. and built in cupboard.

Externally

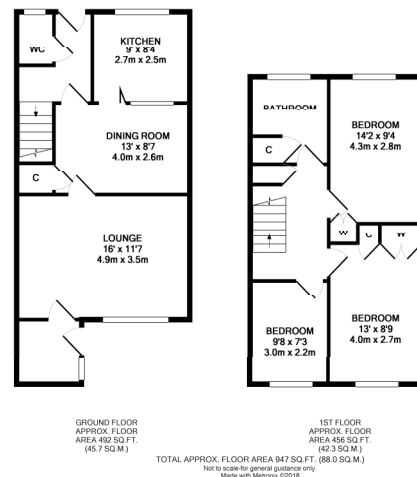
Gardens

There are lawned gardens to the front and to the rear.

Council Tax Band - A

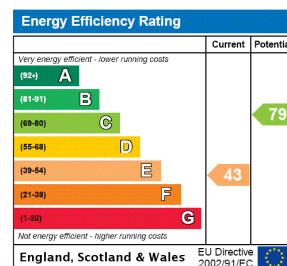
Tenure - Freehold

Viewing - By appointment through JW Wood



Details prepared by:
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G. Stephenson



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.