



**Brankin Road  
Darlington  
Durham  
DL1 4LJ**

**Offers in Excess of £165,000**

**bettermove**

## Brankin Road Darlington

Bettermove are proud to present this 3 bedroom Semi-Detached House in Darlington available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway and the garage. The council tax band is A.

The interior of this property comprises a spacious living room, dining room, the fitted kitchen, conservatory, convenient WC and access to the garage from the ground floor. The first floor consists of three double bedrooms, the family bathroom and access to the second floor. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Darlington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Darlington Train Station, the A1 (M) and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

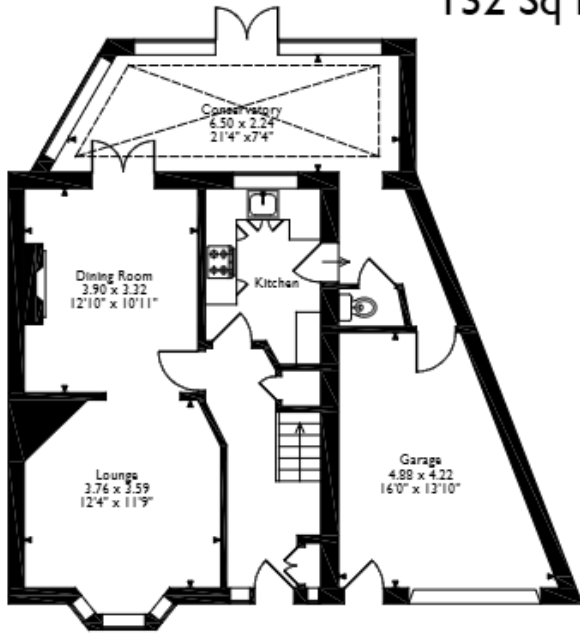
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

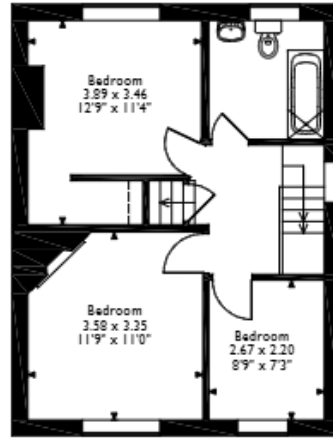


# Brankin Road, Darlington

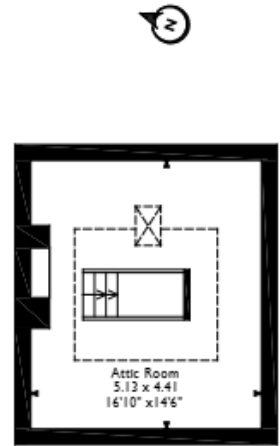
## Approximate Gross Internal Area 132 Sq M/1421 Sq Ft



**Ground Floor**



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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