

Greenbank Road, Darlington, DL3 6ES
Offers in the region of £100,000



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Council Tax Band: A

Offering this delightful two-bedroom terrace home that presents an excellent opportunity ideal for first-time buyers or investors. Located in a popular area, the property is conveniently close to the town centre, offering easy access to a variety of shops, restaurants, and local amenities.

Significantly improved in 2024, this home boasts a modern kitchen that is both stylish and functional, perfect for those who enjoy entertaining. The extensive redecoration throughout the property, complemented by new flooring, creates a fresh and inviting atmosphere. Additionally, some damp proofing has been undertaken, ensuring a comfortable living environment.

A great feature of this property is the large rear yard, providing ample outdoor space for relaxation. With an up & over garage door it also allows optional off street parking.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to start your journey as a homeowner or seeking a promising investment opportunity, this terraced house on Greenbank Road is not to be missed.

uPVC double glazing and gas central heating via a Viessman Combi boiler.

Ground floor
Entrance vestibule opening to a good size lounge to the front with an attractive electric fire. Light and airy Dining kitchen to the rear with a beautifully appointed kitchen with a

modern range of units and useful under the stair storage cupboard.

First floor
Small landing leading to a large principal bedroom. Single bedroom to the rear with access to a nicely pointed bathroom. Access for the principal bedroom to the bathroom is through the second bedroom.

Externally
Pleasant forecourt to the front and good size yard to rear.

Please note:
Council tax Band - A
Tenure - Freehold
EPC Rating: D
Total sq ft to be considered guide only.

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Disclaimer:
These particulars have been prepared in good

faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Front Elevation

Entrance Vestibule

Lounge
12'11" x 13'2" (3.96 x 4.02)

Dining Kitchen
12'4" x 9'1" (3.78 x 2.79)

First floor landing

Principal Bedroom
12'11" x 13'2" (3.96 x 4.02)

Second Bedroom
9'3" x 7'4" (2.84 x 2.25)

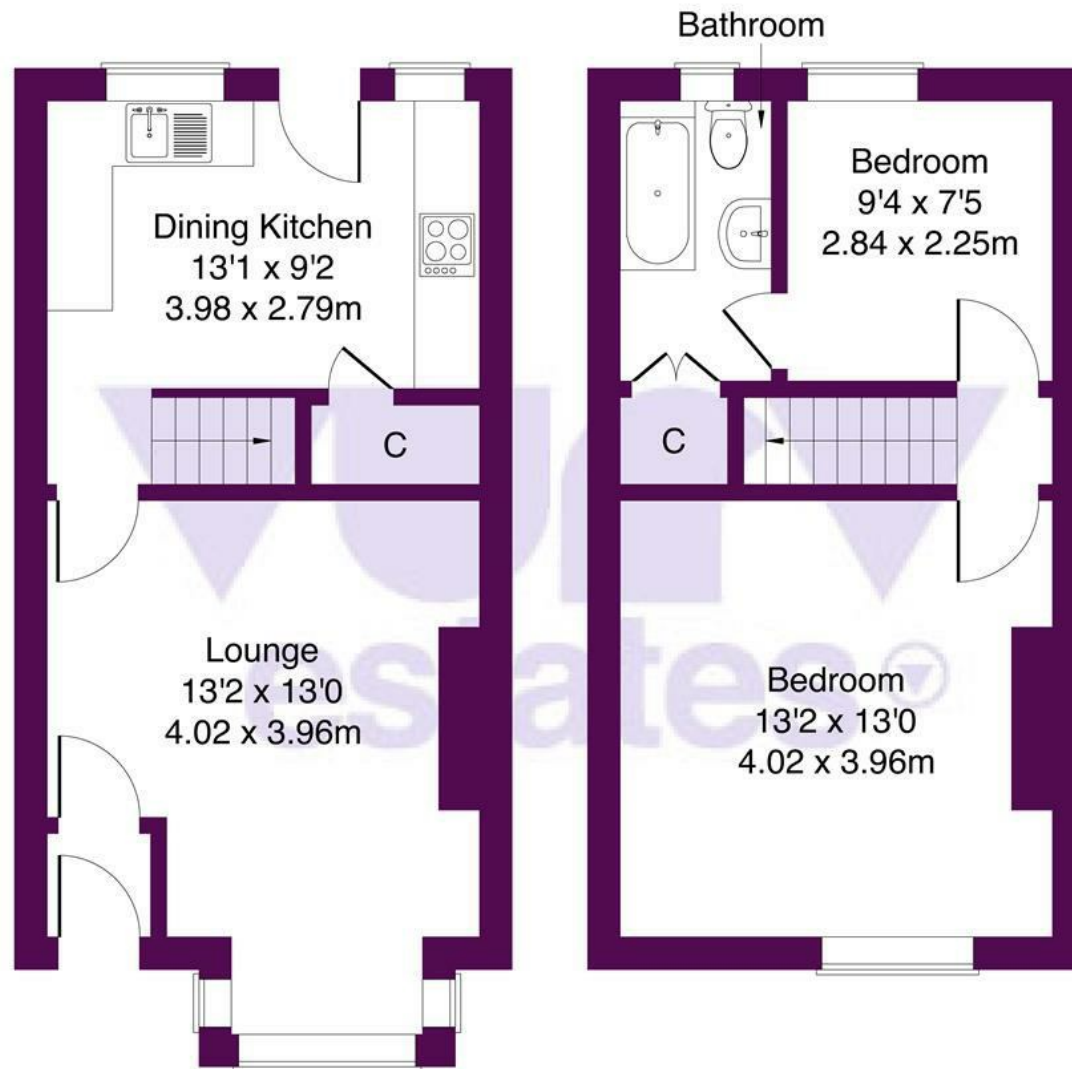
Bathroom

Rear Yard



Greenbank Road

Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 