

Eastbourne Road, Darlington, DL1 4ER
Offers in excess of £120,000



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Council Tax Band: B

A charming mid-terrace home presents an excellent opportunity for both first-time buyers and investors alike. With its prime location, the property is conveniently situated close to the Town Centre, the Train Station, and offers easy access to the A1(M) & A66, making it ideal for commuters.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. A good-size garden at the rear is a standout feature, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, there is a useful attic room that offers extra storage, ensuring that the living space remains clutter-free.

This home features two comfortable bedrooms, a modern kitchen & well appointed shower room, catering to the needs of modern living. The property benefits from a central heating system with a Baxi 600 'Combi' (updated in 2020), with electrical updates around the same time. Extensive damp proofing has just been carried out to the majority of the ground in March 2025, ensuring peace of mind for the new owner.

Parking is available to the front, adding to the convenience of this home. With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this property on Eastbourne Road is a fantastic choice that combines comfort, practicality, and a popular location.

Ground Floor
Entrance lobby, two reception rooms, lounge to the front with doors opening to a large dining room running the full width of the property. Nicely appointed kitchen which was fitted in 2020 including a 'Neff' double electric oven and six ring gas hob. Twin Belfast sink unit, extractor and inset lighting. Modern ground floor shower room enjoying a double shower cubicle.

First Floor

Landing, leading to the sizeable bedrooms, the principal bedroom to the rear housing the boiler, second bedroom to the front with a cupboard including a fitted staircase to the attic room an ideal hobby room or office (no building regulations to be considered a bedroom).

Externally
Driveway to the front allowing parking for two vehicles (restricted for larger vehicles). Fantastic rear garden ideal for those warmer months, and an enclosed yard/patio area.

Please note:
Council tax Band - B
Tenure - Freehold
EPC Rating: D
Total sq ft to be considered guide only, and includes attic room.

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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.

Principal Elevation

Entrance Lobby

Lounge
12'0" x 14'0" (3.67 x 4.27)

Dining Room
15'5" x 13'10" (4.72 x 4.22)

Kitchen
13'3" x 7'4" (4.06 x 2.26)

Shower Room
5'11" x 7'4" (1.82 x 2.26)

First Floor Landing
Principal Bedroom
15'5" max x 13'10" max (4.72 max x 4.22 max)

Second Bedroom
12'0" x 14'0" (3.67 x 4.27)

Attic Room

Rear Yard
Garden

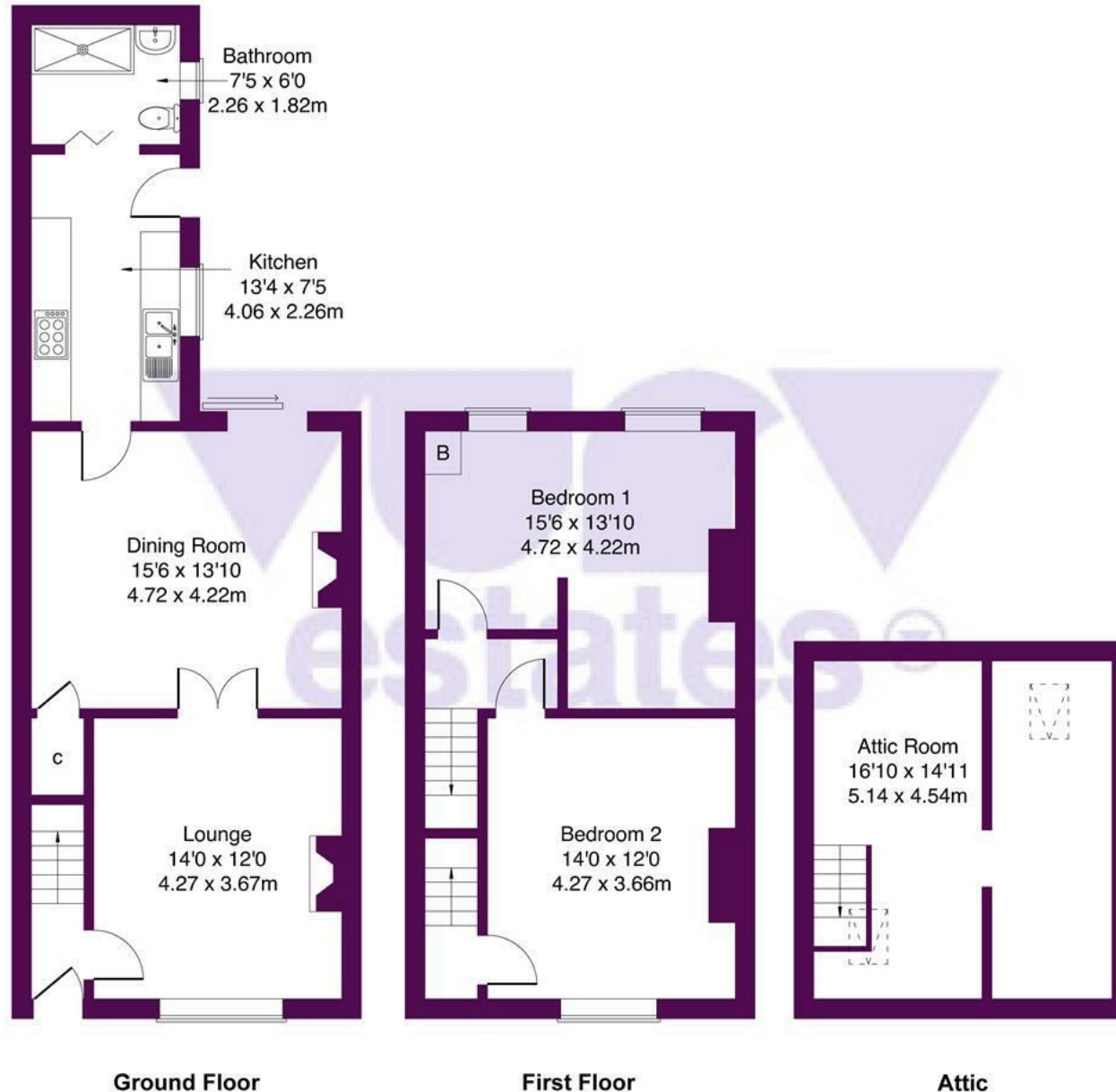


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Approximate Gross Internal Area: (1281 sq ft - 119 sq m.)



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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		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC