

Geneva Road, Darlington, DL1 4NJ
Offers in the region of £174,995



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Council Tax Band: B

Located in the extremely popular Eastbourne area of Darlington, this spacious semi-detached property on Geneva Road offers a perfect blend of comfort and modern living. The house boasts two inviting reception rooms, including a lounge featuring a multi-fuel stove, perfect for cosy evenings in.

The larger-than-average dining room runs the full width of the house and seamlessly connects to a beautifully refitted kitchen through a pleasant open archway, creating an ideal space for entertaining.

One of the standout features of this property is the large West-facing rear garden, which is not only a delightful outdoor space but also includes a versatile Summer-house. This room can serve as an office, gym, or additional leisure space, catering to your personal needs. The garden itself is perfect for enjoying sunny afternoons and hosting gatherings with family and friends.

For convenience, there is parking available, with a shared driveway leading to a useful car-port. The location is particularly appealing, as it is within walking distance of the Town Centre & Train Station providing easy access to local amenities, shops, and transport links. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.

Ground floor
Entrance hallway, lounge to the front, large dining room, kitchen.

First floor
Landing with hatch with fitted ladder allowing access to an improved loft, ideal for storage. Three bedroom, two double and a single, bathroom/WC.

Externally
The front has been block-paved. Shared driveway leading to the right side of the property to a car-port. Generous rear garden, including sheds and a Summer-house.

Please note:
Council tax Band - B
Tenure - Freehold

Total sq ft to be considered guide only.
uPVC Double Glazing, plus Wooden Velux window in the loft.
Gas Central Heating

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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 Hallway

5'10" max x 15'5" max (1.79 max x 4.71 max)

Lounge

12'1" x 12'3" (3.70 x 3.74)

Living/Dining Room

18'9" x 10'11" (5.72 x 3.34)

Kitchen

10'2" x 10'9" (3.10 x 3.30)

First Floor Landing

Principal Bedroom

11'3" x 12'3" (3.43 x 3.74)

Second Bedroom

11'9" x 10'11" (3.60 x 3.34)

Third Bedroom

7'0" x 8'11" (2.14 x 2.73)

Bathroom

6'4" x 5'2" (1.94 x 1.60)

Rear Garden

Summer House

15'9" x 9'10" (4.81 x 3.00)

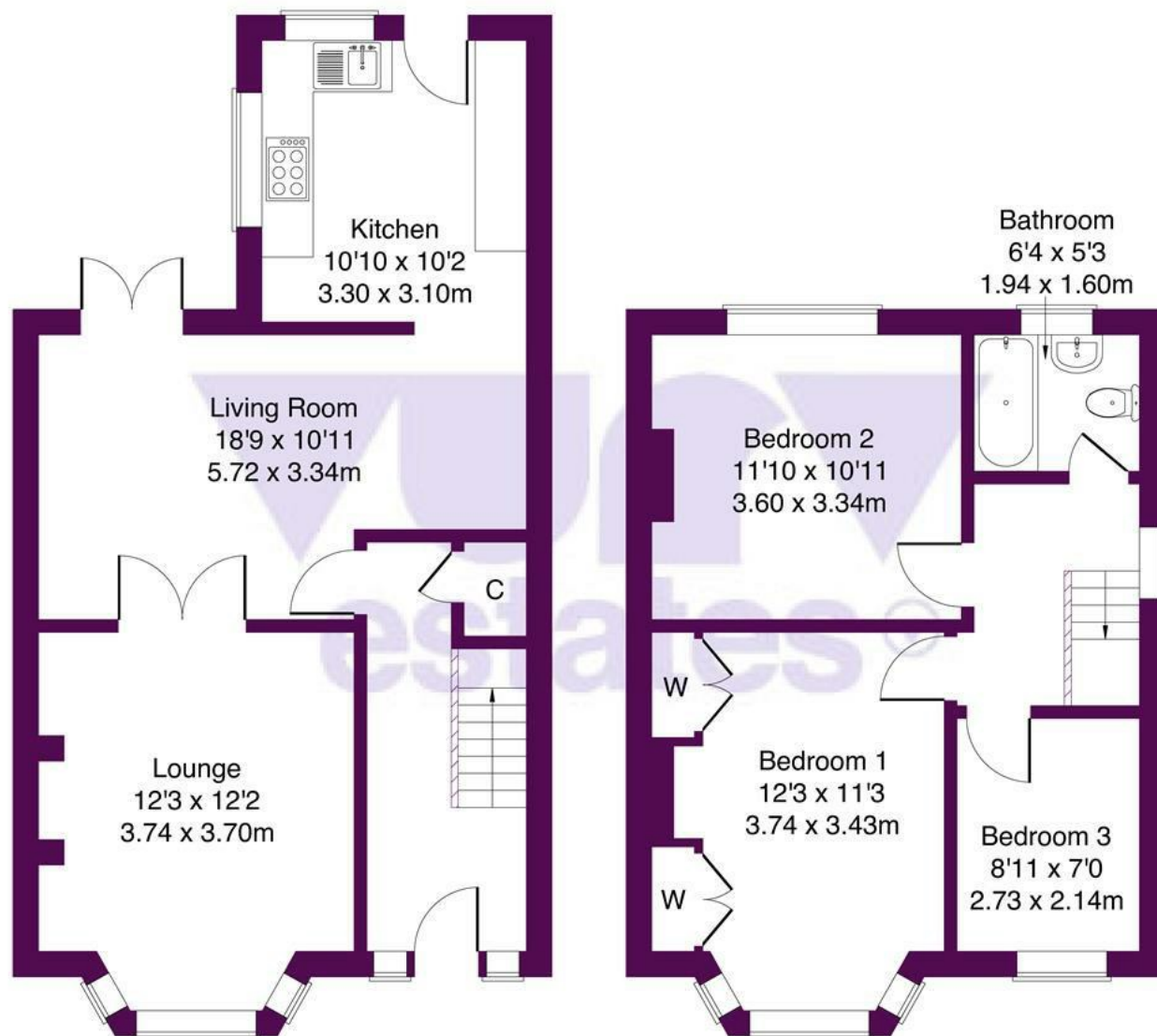


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Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



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Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC