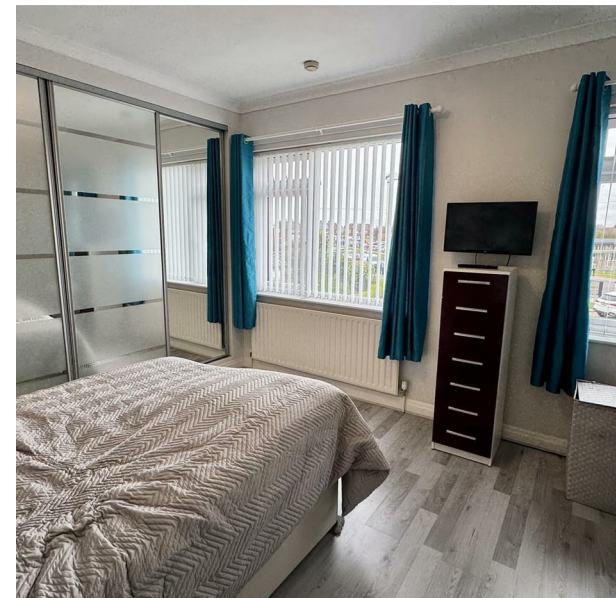


The Causeway, Darlington, DL1 1EN
Offers in the region of £154,995



The Causeway, Darlington, DL1 1EN

Offers in the region of £154,995

Council Tax Band: A

Located on a corner plot in the ever-popular Eastbourne area of Darlington, this competitively priced, semi-detached home presents an excellent opportunity. The property boasts an inviting reception room, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, including two doubles and a single, this home is designed to accommodate a variety of living arrangements.

The heart of the home is undoubtedly the stunning refitted kitchen breakfast room, which features integrated appliances and offers a perfect setting for culinary enthusiasts. The open-plan layout also seamlessly connects the lounge to the dining room, creating a warm and welcoming atmosphere for gatherings with family and friends.

The modern shower room adds a touch of contemporary elegance, ensuring convenience for all residents. Outside, the manageable, low-maintenance rear garden enjoys a favourable south-west aspect, making it an ideal spot for enjoying the afternoon and evening sunshine, complimented by a driveway for off-street parking.

This semi-detached property, originally a two-bedroom home, has been thoughtfully extended to provide extra space and comfort, making it a perfect choice for a variety of buyers.

uPVC double glazing, plus composite front door and gas central heating via a 'Combi' boiler.

Ground Floor

Entrance hall with stairs to first floor. Lounge to the front with open aspect to a small dining area with French door to the garden. Delightful Extended kitchen breakfast room providing an excellent range of units and integrate appliances.

First Floor

Small landing leading to a modern shower room and three bedrooms. In the shower room the cupboard houses the boiler.

Externally

The home stands on a corner plot with manageable front and rear gardens, along with a driveway for one vehicle.

Please note:

Council tax Band - A

Tenure - Freehold

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.

Principal Elevation

Entrance Hallway

Lounge

13'5" x 11'11" (4.11 x 3.64)

Dining Area

8'2" x 7'11" (2.51 x 2.43)

Kitchen Breakfast Room

16'7" x 9'6" (narrowing to 7'10") (5.07 x 2.91 (narrowing to 2.41))

First Floor

Principal Bedroom

16'11" x (narrowing to 10'11") x 11'1" (5.16 x (narrowing to 3.34) x 3.39)

Second Bedroom

10'5" x 8'10" (3.19 x 2.71)

Third Bedroom

6'11" x 9'6" (2.12 x 2.91)

Shower Room

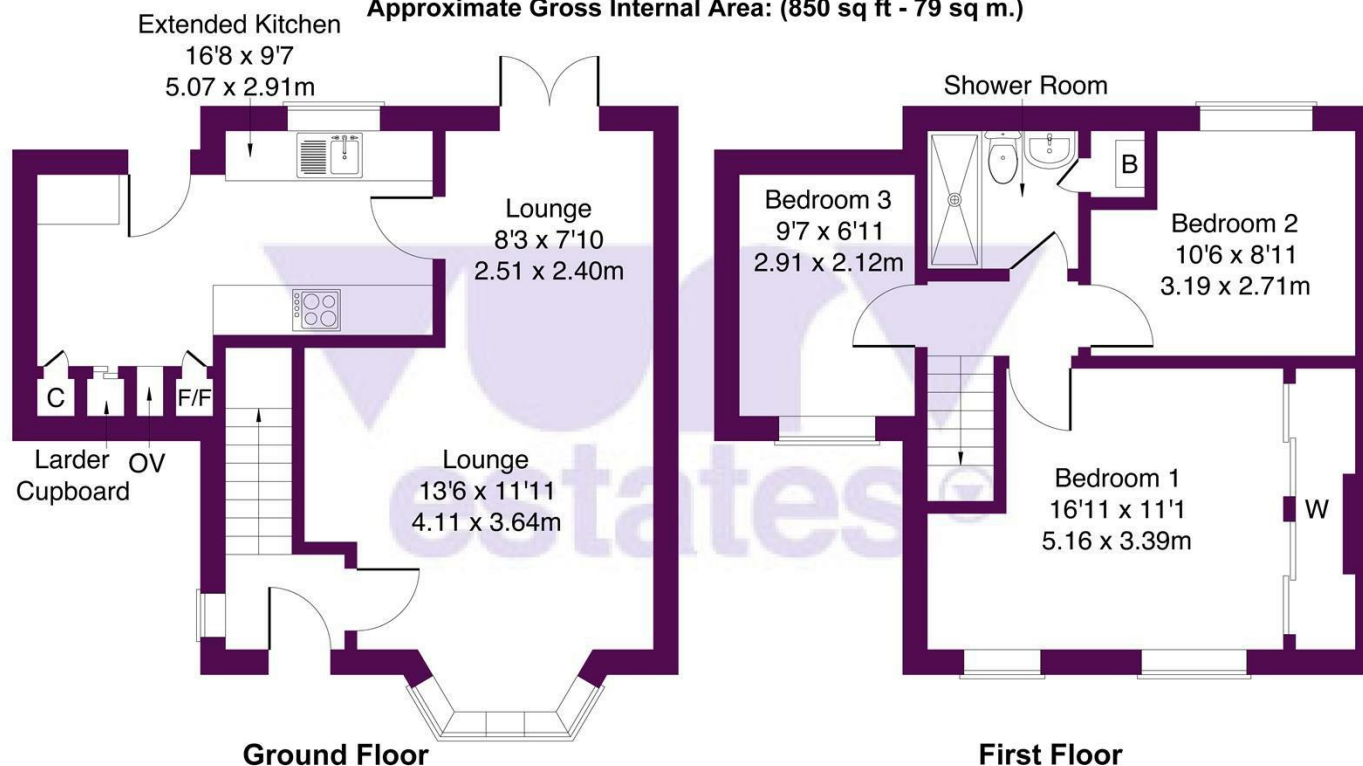
Garden





The Causeway

Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



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		89
(81-91) B		
(69-80) C	70	
(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	