



\*\*\*\* FOR SALE BY MODERN AUCTION \*\*\*\*

\*\* SPACIOUS SEMI DETACHED \*\* \*\* OFF STREET PARKING \*\* \*\* BRICK GARAGE \*\*  
\*\* ATTRACTIVE GARDENS \*\* \*\* EASY REACH OF LOCAL AMENITIES \*\*

Deceptively spacious two bedroom semi detached house with the benefit of a driveway providing off street parking, detached brick garage and attractive low maintenance gardens with patio areas and pond.

In good decorative order throughout with the benefit of gas central heating, double glazing and lovely stripped pine panelled internal doors throughout.

The accommodation comprises Entrance Hall, Lounge, modern fitted Kitchen/ Dining Room with fitted floor and wall units, built in oven and hob and integrated fridge/ freezer, Landing, two double bedrooms and Bathroom/ wc with white suite and electric shower.

Please Note: Council tax band A. Freehold basis. EPC Band E  
Please contact Smith & Friends to arrange a viewing.

**Geneva Crescent, Darlington, DL1 4LA**

**2 Bed - House - Semi-Detached**

**Guide Price £95,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Geneva Crescent, Darlington, DL1 4LA



## GROUND FLOOR

### Entrance Hall

### Lounge

15'0 into bay window x 11'10 into alcoves (4.57m into bay window x 3.61m into alcoves)

### Kitchen/ Dining Room

15'0 into alcoves x 9'2 (4.57m into alcoves x 2.79m)

## FIRST FLOOR

### Landing

### Bedroom 1

10'8 x 10'8 increasing to 15'0 (3.25m x 3.25m increasing to 4.57m)

### Bedroom 2

11'0 x 9'0 (3.35m x 2.74m)

### Bathroom/ wc

7'6 x 5'6 (2.29m x 1.68m)

## OUTSIDE

### Garage

19'0 x 9'0 (5.79m x 2.74m)

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

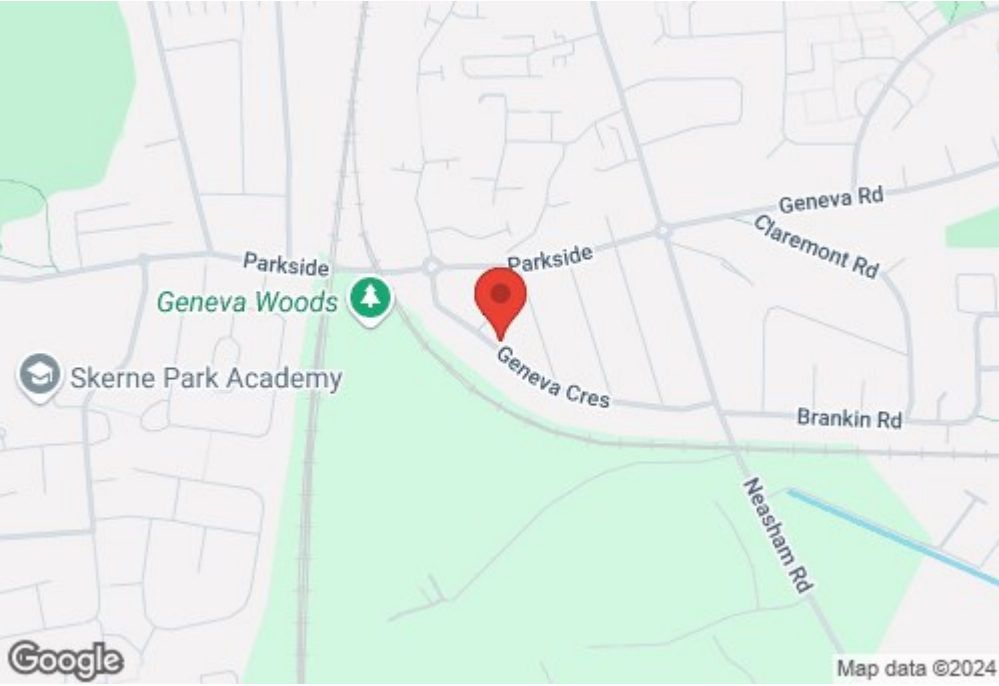
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



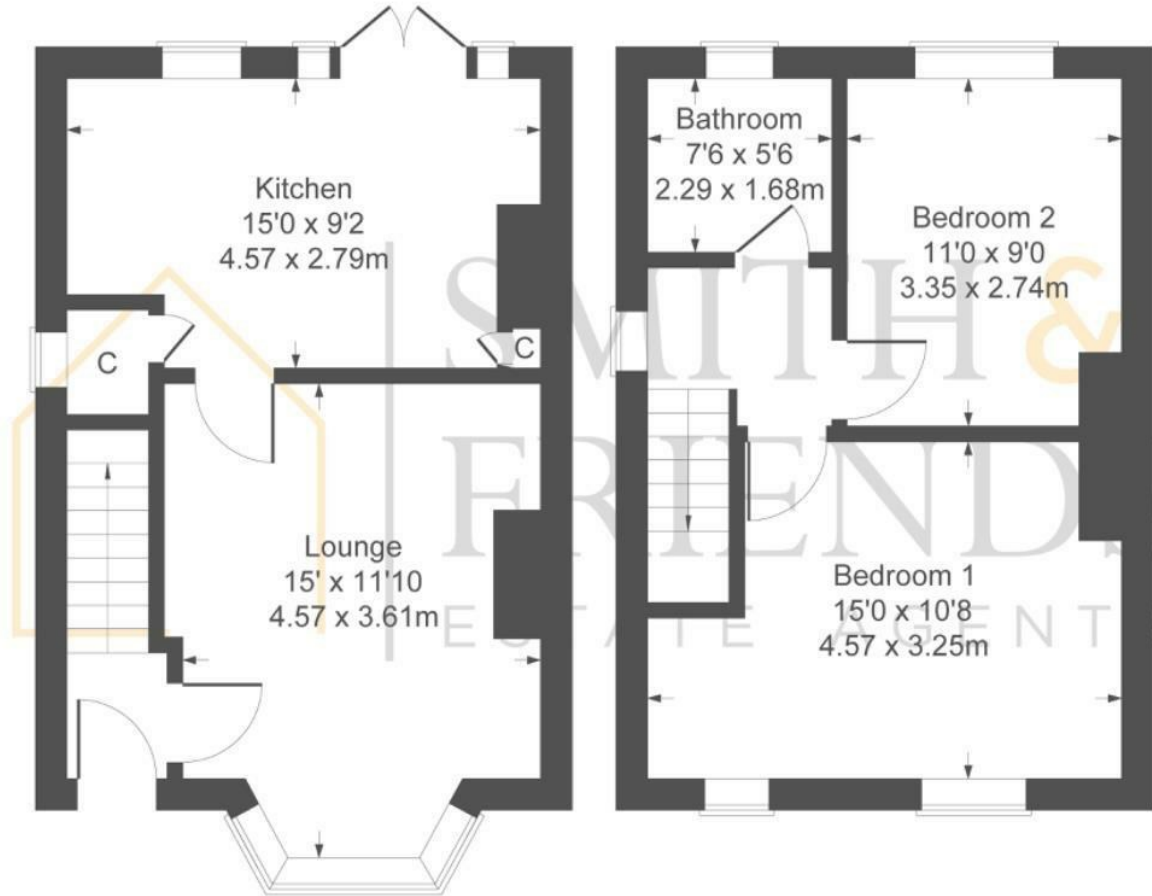
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# Geneva Crescent

Approximate Gross Internal Area  
679 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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