



**** SPACIOUS SEMI DETACHED ** ** OFF STREET PARKING ** ** LARGE REAR GARDEN **
** LARGE REAR GARDEN *****EASY REACH OF LOCAL AMENITIES ****

Deceptively spacious two bedroom semi detached house with a garden which is approximately 100 yards long. The accommodation comprises breakfast kitchen with wall and base units, lounge and to the first floor are two double bedrooms with a white suite bathroom with shower over. Outside there is off street parking to the front elevation.

The property is ideally located for schools, amenities and town centre.

Benefits from double glazing throughout and gas central heating system. Ideally priced for first time buyers, young families or investors.

Please Note: Council tax band A. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Geneva Road, Darlington, DL1 4HR

2 Bed - House - Semi-Detached

£124,950

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Geneva Road, Darlington, DL1 4HR



KITCHEN
13'8" x 9'3" (4.18m x 2.84m)

LOUNGE
13'9" x 10'10" (4.20m x 3.32m)

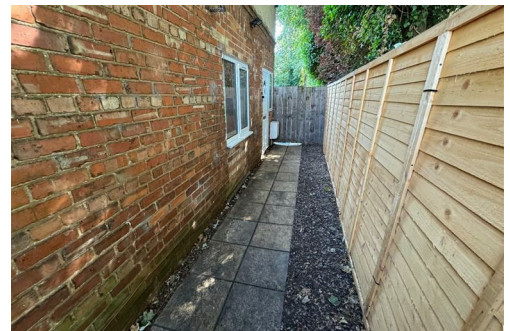
FIRST FLOOR LANDING

BEDROOM
13'8" x 10'9" (4.19m x 3.29m)

BEDROOM
9'1" x 7'5" (2.79m x 2.27m)

BATHROOM/W.C.

FRONT ELEVATION



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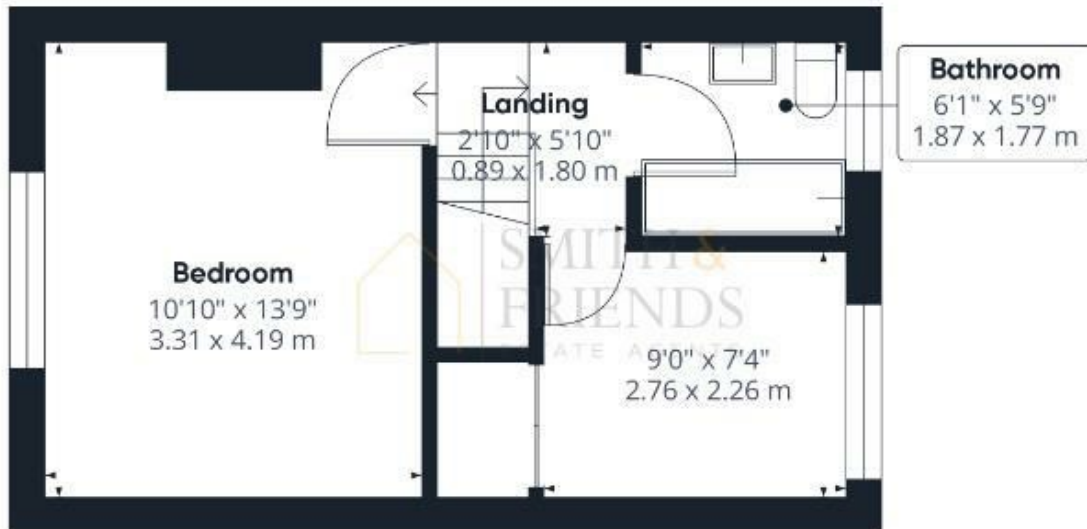


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Ground Floor



Floor 1

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			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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