



Ann Cordey
ESTATE AGENTS

1 Geneva Lane, Darlington, DL1 4JQ
Offers In Excess Of £105,000



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IDEAL FIRST TIME BUY! The perfect starter home! This unique TWO BEDROOM PROPERTY is offered for sale with NO ONWARD CHAIN and is the ideal property for anyone looking to get on the property ladder.

The property is ideally positioned close to Darlington's main line Train Station, benefiting from a driveway to the front, private entrance door leading into the Hallway, which leads into a useful Garage conversion which is ideal for a home office or even a further bedroom!

To the first floor there are Two Bedrooms, one with an en-suite, a separate Bathroom/wc and open plan Lounge/Diner. The Kitchen is situated at the end of the Lounge/Diner.

The property has recently been decorated and had new carpets installed!

LEASEHOLD INFO

999 Year lease from new.

£0.00 Ground Rent

£0.00 Service Charge

ENTRANCE HALLWAY

Spacious entrance hallway providing access to the Garage conversion and the staircase to the first floor.

GARAGE CONVERSION/BEDROOM THREE

16'02 x 7'11 (4.93m x 2.41m)

A handy space that could be used for a variety of uses or even a further Bedroom!

FIRST FLOOR

LOUNGE/DINER

20'10 x 10'10 (6.35m x 3.30m)

Substantial open plan space to suit a variety of uses, with a dual aspect.

KITCHEN

Fitted with a range of wall and drawer units, plumbing for washing machine and dishwasher and space for fridge freezer, electric hob and extractor. Double glazed overlooking the rear.

BEDROOM ONE

10'10 x 10'01 (3.30m x 3.07m)

A spacious Double Bedroom to the front of the property, benefiting from an En-Suite.

EN SUITE

Fitted with a white suite comprising, walk in shower, wc and handbasin.

BEDROOM TWO

10'00 x 7'03 (3.05m x 2.21m)

The second bedroom is also situated at the front of the property.

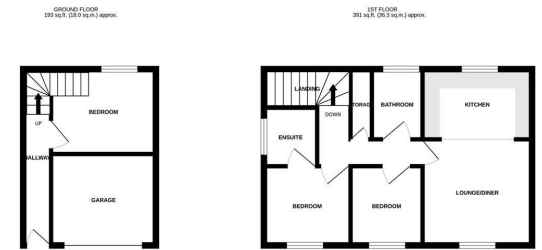


BATHROOM/WC

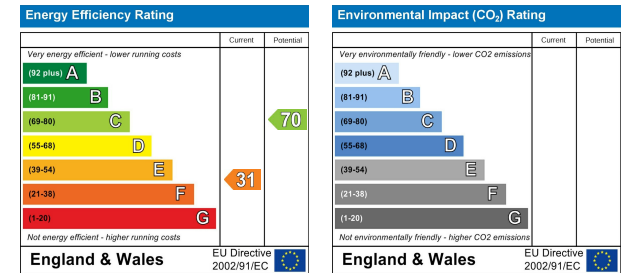
The main Bathroom is fitted with a white suite comprising safety panel bath, wc and handbasin.

EXTERNALLY

There is an enclosed garden to the rear and off street parking to the front.



TOTAL FLOOR AREA: 184 sq.m. (54.3 sq.ft.) approx.
*These energy efficiency ratings have been calculated on the basis of the standard of energy conservation measures incorporated in the property. Actual energy efficiency ratings may vary depending on the actual energy conservation measures implemented in the property. The energy efficiency rating is based on the energy performance certificate (EPC) which is available for the property. The energy efficiency rating is based on the energy performance certificate (EPC) which is available for the property. The energy efficiency rating is based on the energy performance certificate (EPC) which is available for the property.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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