



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

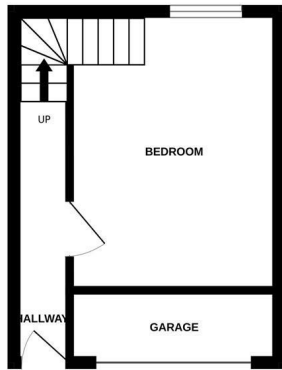
The main Bathroom is fitted with a white suite comprising safety panel bath, wc and handbasin.

EXTERNALLY

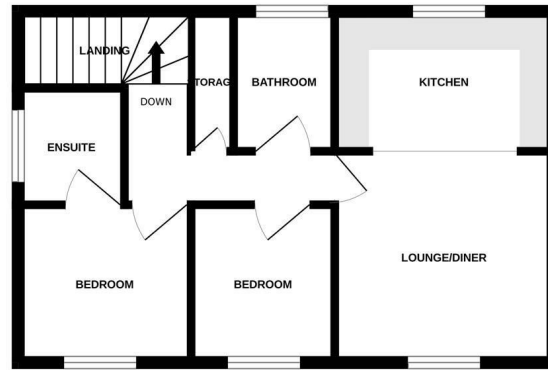
There is an enclosed garden to the rear and off street parking to the front.



GROUND FLOOR
193 sq.ft. (18.0 sq.m.) approx.

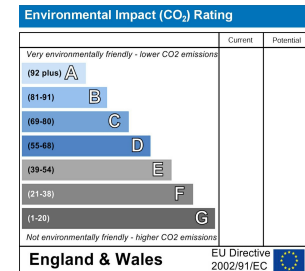
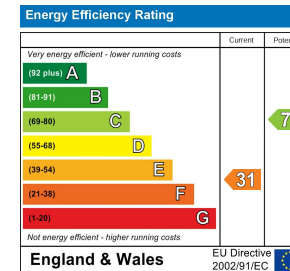


1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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