



153 GENEVA ROAD, DARLINGTON, DL1 4HS

Offers In The Region Of £112,000

This TWO BEDROOMED MATURE SEMI DETACHED residence available with NO ONWARD CHAIN and situated in the most convenient location within the Eastbourne Area of Darlington.



Eastbourne is conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing local schools. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

TENURE: FREEHOLD
COUNCIL TAX : A

RECEPTION HALLWAY

The UPVC entrance door opens into the reception hallway which has access into the Lounge and the staircase leading to the first floor.

LOUNGE

14'05 x 12'01 (4.39m x 3.68m)

A spacious reception room having a UPVC bay window to the front aspect , there is an electric fire and feature fireplace to cast a cosy glow when needed.

KITCHEN/DINER

17'10 x 8'08 (5.44m x 2.64m)

Fitted with an ample range of oak effect wall , floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob with extractor hood.The room can easily accommodate a large family dining table and has two UPVC windows , one overlooking the rear and another to the side with and a door leading out.

FIRST FLOOR LANDING

Leading to both bedrooms and bathroom/WC.

BEDROOM ONE

17'10 x 11'11 (5.44m x 3.63m)

A spacious master bedroom having three windows.

BEDROOM TWO

11'09 x 8'09 (3.58m x 2.67m)

A further double room, having a window to rear.

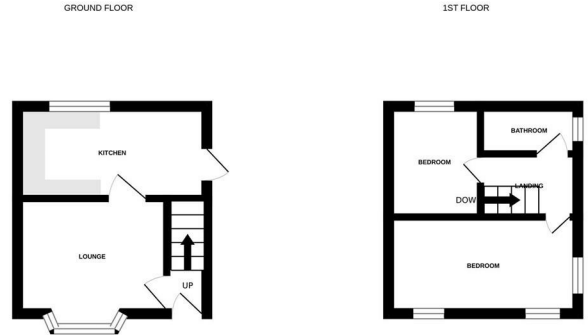
BATHROOM/WC

Fitted with a white suite to include a panelled bath with over the bath miansfed shower , low level WC and pedestal hand basin.

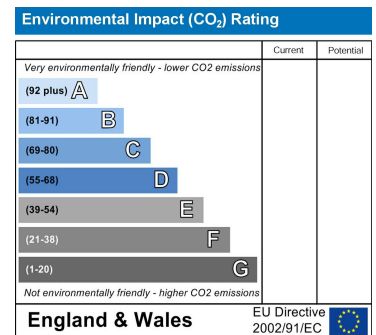
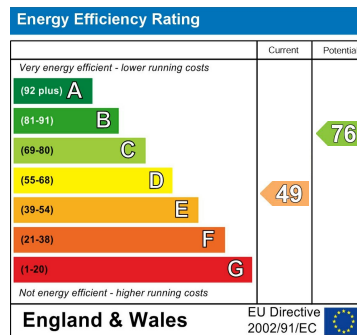
EXTERNALLY

The front garden is enclosed by a small brick built wall with a lawn area and a gate to the side leading to the rear garden.

The rear is mainly laid to lawn with a patio seating area and driveway enclosed by double timber gates to allow for off-street parking.



Whilst every attempt has been made to ensure the accuracy of the description 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 general guidance only and should be used as such by any prospective purchaser. The vendor, estate agent or agent does not warrant, represent or guarantee as to the accuracy or efficiency of any plan. Read with care before purchase.



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