



Geneva Road

Darlington DL1 4HG

Offers Over £115,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Geneva Road

Darlington DL1 4HG



- Two Bedroom
 - No Chain
 - EPC Grade TBC
- Mature Style Semi Detached House
 - Excellent Sized Garden To Rear
- Two Reception Rooms
 - Priced To Sell

Situated on the charming Geneva Road in Darlington, this delightful two-bedroom semi-detached house is a perfect blend of comfort and convenience. Boasting a mature style, this property features two cosy reception rooms that offer ample space for relaxation and entertainment.

One of the standout features of this lovely home is the generously sized rear garden, providing a fantastic outdoor space for gardening enthusiasts, families, or those who simply enjoy al fresco dining in the fresh air.

Conveniently offered with no chain, this property ensures a smooth and hassle-free transition for its new owners. Its proximity to local amenities and the nearby train station adds to the appeal, making daily commutes or running errands a breeze.

Don't miss the opportunity to make this charming semi-detached house your new home sweet home in Darlington.

Entrance Hall

With double glazed front door, and stairs to the first floor

Lounge

14'5" x 13'9" (4.4 x 4.2)

Situated to the front with double glazed bay window, feature fireplace and gas central heating radiator.

Dining Room

10'5" x 9'10" (3.2 x 3.0)

Situated to the rear with understairs store cupboard and gas central heating radiator.

Kitchen

7'10" x 12'9" (2.4 x 3.9)

Situated to the rear with double glazed window, velux roof window, integrated electric oven and hob with overhead extractor unit and rear back door.

First Floor

Landing

Bedroom 1

12'1" x 11'5" (3.7 x 3.5)

Situated to the front with double glazed bay window and gas central heating radiator.

Bedroom 2

9'10" x 11'9" (3.0 x 3.6)

Situated to the rear with double glazed window and gas central heating radiator.

Shower Room/W.C

Shower set within a cubicle, low level W.C., wash hand basin and tiled flooring.

Outside

The home stands on a prime site with shared driveway leading to a workshop garage. To the rear the home stands on a prime site with excellent sized rear garden which is mainly laid to lawn.

Council Tax

Band C

Tenure

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

882 ft 2 / 82 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

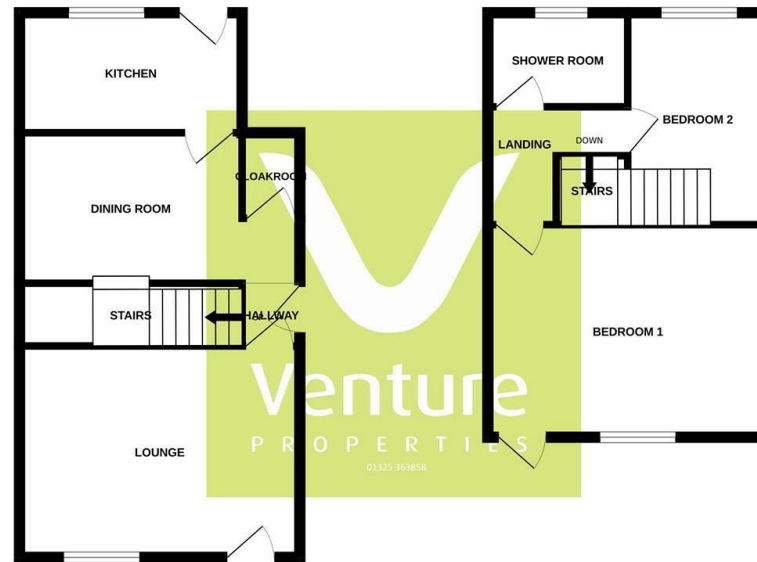
Satellite / Fibre TV Availability

BT

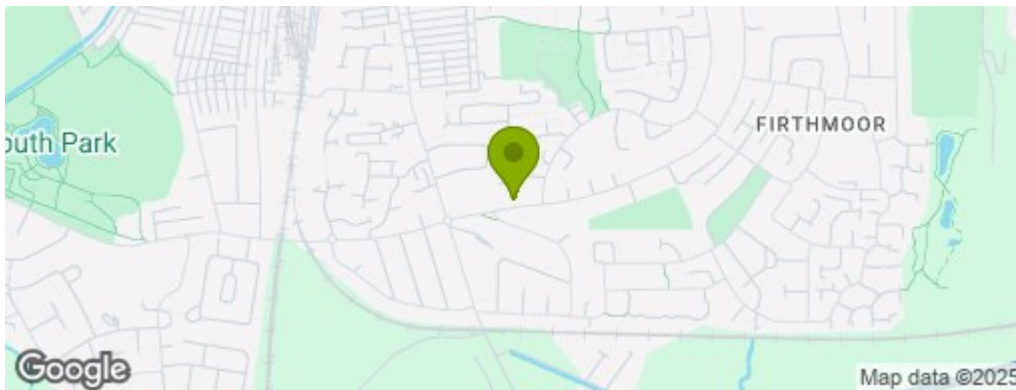
Sky

GROUND FLOOR

1ST FLOOR



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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