

Geneva Road

Darlington DL1 4HJ

Offers In Excess Of £125,000











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 4HJ

- · Two Bedroom Semi-Detached Property
- · Perfect for Travel Links and Schools
- · Ideal First Home

On Geneva Road in Darlington, this delightful two-bedroom semi-detached house presents an excellent opportunity for a number of potential buyers. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining quests. The two bedrooms offer ample space for comfortable living, making it an ideal setting for small families or couples.

One of the standout features of this home is the generous rear garden, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. The garden is ready for your personal touch, whether you envision a tranquil retreat or a vibrant family area.

Conveniently located, this property is close to a variety of amenities, including shops, parks, and schools, ensuring that everything you need is just a short distance away. The surrounding area is well-regarded for its accessibility, making it a desirable place to live.

This property is a place where you can create lasting memories, with its appealing features and prime location, it is an opportunity not to be missed. Whether you are looking to take your first step onto the property ladder or seeking a comfortable home, this house is sure to meet your needs.

Entrance Hall

Upvc double glazed window to front.

Lounge

14'4 x 13'5 (4.37m x 4.09m)

Upvc double glazed window to front, under stairs storage and radiator.

Kitchen/Diner

176 x 7'11 (5.33m x 2.41m)

Two Upvc double glazed windows to rear, fitted with wall, base and drawer units, sink unit with mixer tap, electric hob and oven with extractor over. There is space for a washing machine and fridge freezer, radiator and door to rear.

First Floor Landing

Upvc double glazed window to side.

- · Eastbourne Location
- · Council Tax Band A
- Viewing Advised

· Generous Rear Garden

• Epc Rating C

Bedroom One

14'7 x 10'5 (4.45m x 3.18m)

Upvc double glazed window to front, storage cupboard and radiator.

Bedroom Two

11 x 10'9 (3.35m x 3.28m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath, w.c, wash hand basin and

Externally

To the front there is an enclosed garden.

To the rear is a generous garden which is mainly laid to lawn with patio area.

Council Tax

Band A

Tenure

Freehold

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 quaranteed. 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 Rand:

Annual Price:

£1.506

Conservation Area

No

Flood Risk

No Risk

Floor Area

785 ft 2 / 73 m 2

Plot size

0.07 acres

Mobile coverage

EE.

Vodafone

Three

02.

Broadband

Basic

1 Mbps Superfast

76 Mbps

Ultrafast

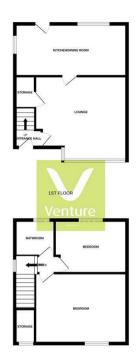
10000 Mbps

Satellite / Fibre TV Availability

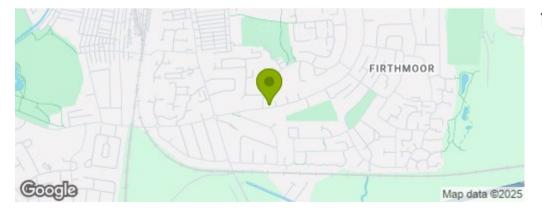
BT

Sky

Virgin



Whist every attempt has been made is ensure the accuracy of the following contained here, measurement of doors, windows, comits and any other items are appressived and no responsibility is taken for any enturemission or non-takeneric. This plan is for illustrative purposes only and should be used as south by any prospective purchaser. The exercise, symptomic purposes they have not been tested and no guarantee as to the depending or efficiency of the property of the pro



Property Information