



Geneva Road.

Darlington. DL1 4HG

Offers Over £145,000





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- Two Bedroom Semi Detached
- Generous Rear Garden

- Very Well Presented
- Epc Rating D

- Close to all Amenities

Well positioned in the popular Eastbourne area of Darlington, this beautifully presented two-bedroom semi-detached house offers a delightful blend of comfort and style. The property is ideally situated, providing easy access to the Darlington Mainline railway station, schools, and retail parks, making it perfect for families and commuters alike.

Upon entering, you are welcomed into a spacious lounge featuring a log-burning stove, creating a warm and inviting atmosphere for relaxation and entertaining together with an open plan kitchen/diner, fully fitted with a stylish range of kitchen units and breakfast island offers leading into the rear garden via double doors.

The property boasts two generously sized double bedrooms, both equipped with newly fitted wardrobes, ensuring plenty of storage space while maintaining a modern aesthetic. The newly fitted stylish bathroom adds a touch of luxury, making it a perfect retreat for unwinding after a long day.

This semi-detached home is not only aesthetically pleasing but also practical, making it an ideal choice for those seeking a comfortable living space in a convenient location. With its attractive features and proximity to essential amenities, this property is a wonderful opportunity for anyone looking to settle in the vibrant community of Darlington.

Hallway

Upvc door to side and staircase to first floor landing.

Lounge

14'08 x 14'02 (4.47m x 4.32m)

Upvc double glazed bay window to front, inset to chimney breast with log burning stove, stripped and polished floorboards.

Kitchen/Diner

19'02 x 12'01 (5.84m x 3.68m)

The stunning kitchen has a Upvc double glazed window to side, fitted with a stylish range of grey wall, base and drawer units and contrasting work surfaces. Stainless steel sink unit, Range style cooker with extractor over and a central breakfast island, providing seating. Integrated fridge freezer and wine cooler, there is also space for a washing machine. Open plan into Dining Area which has double doors to rear and window surround, creating a bright and airy space.

First Floor Landing

With access to loft.

Bedroom One

14'03 x 11'08 (4.34m x 3.56m)

Upvc double glazed bay window to front with newly fitted wardrobes with mirrored sliding doors and radiator.

Bedroom Two

14'01 x 10'01 (4.29m x 3.07m)

Upvc double glazed window to rear with newly fitted mirror sliding door wardrobes and storage cupboard housing Boiler with radiator.

Bathroom

Upvc double glazed obscure window to side, a newly fitted stylish bathroom comprising panelled bath with shower over and screen, low level w.c, wash hand basin in vanity unit, led mirror, tiled/panelled walls, heated towel rail and vinyl flooring.

Externally

To the front is an enclosed decorative front garden with lawn and pebbles, gated access to rear.

To the rear is mainly laid to lawn with gravelled patio area, two sheds and additional seating area. There is al so access to water and electricity.

Tenure

Freehold

Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

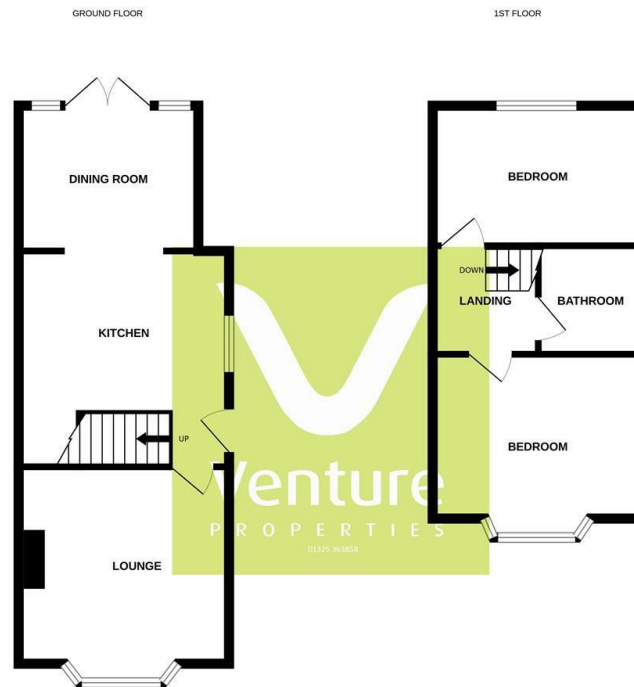
Satellite / Fibre TV Availability

BT

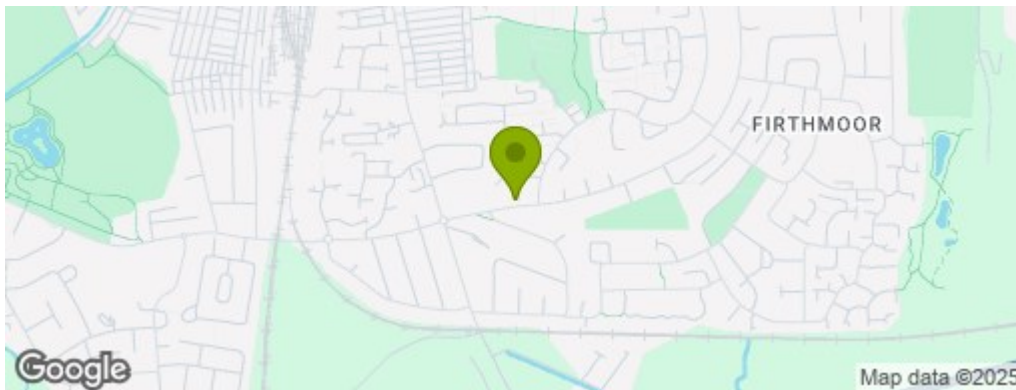
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Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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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