



Yarm Road

Darlington DL1 1XN

Offers Over £170,000





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- Three Bedroom Semi-Detached Property
- Close to all Amenities

- Front and Rear Gardens
- Council Tax Band B

- Ideal Family Home
- Epc Rating D

In the charming town of Darlington, this delightful semi-detached house on Yarm Road presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the house benefits from parking for two vehicles, a valuable asset in this bustling area. The rear garden provides a lovely outdoor retreat, perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

Situated close to essential travel links, this home offers easy access to local amenities and transport options, making it an ideal choice for those commuting or seeking to explore the surrounding areas. With its blend of comfort, convenience, and outdoor space, this semi-detached house on Yarm Road is a wonderful place to call home. Don't miss the chance to view this property and envision your future in this lovely setting.

Entrance Hall

Upvc door to front, staircase to first floor with storage under and radiator.

Lounge

15'3 x 12'3 (4.65m x 3.73m)

Upvc double glazed bow window to front, coving to ceiling and fire place with gas fire, marble back and hearth and radiator.

Dining Room

13'1 x 13'1 (3.99m x 3.99m)

Fireplace with gas fire, glazed double doors to conservatory, coving to ceiling and radiator.

Conservatory

10' x 8' (3.05m x 2.44m)

Part wall, part glazed room with Upvc double glazed doors to rear garden and radiator.

Ground Floor Cloaks

Upvc double glazed window to side, low level w.c, wash hand basin and radiator.

Kitchen

Upvc double glazed window to rear, fitted with wall, base and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap, electric hob and eye level double oven. There is space for a fridge freezer, radiator and Upvc door to side.

First Floor Landing

Upvc double glazed window to side, access to loft via drop down ladder.

Bedroom One

14'11 x 8'8 (4.55m x 2.64m)

Upvc double glazed bow window to front, fitted wardrobes and radiator.

Bedroom Two

13'1 x 11'5 (3.99m x 3.48m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three

8'4 x 7'10 (2.54m x 2.39m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, fitted with panelled bath with shower over and screen. Low level w.c, wash hand basin, fully tiled walls and vinyl flooring.

Externally

To the front is a block paved area with well established shrubs. Off street parking and access to a rear workshop.

To the rear is mainly laid to lawn with patio areas and shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,044 ft² / 97 m²

Plot size: 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

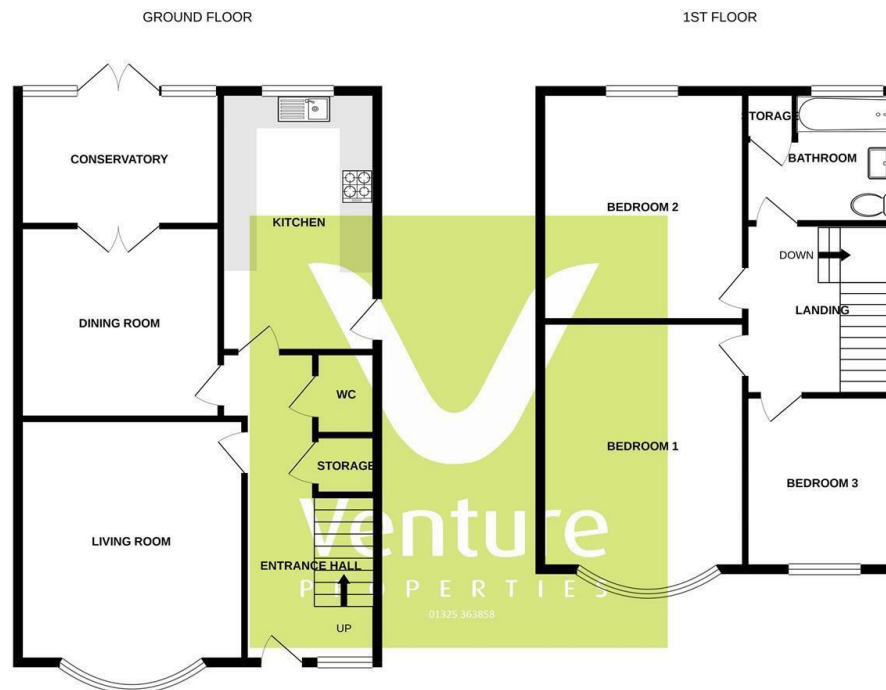
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Sky

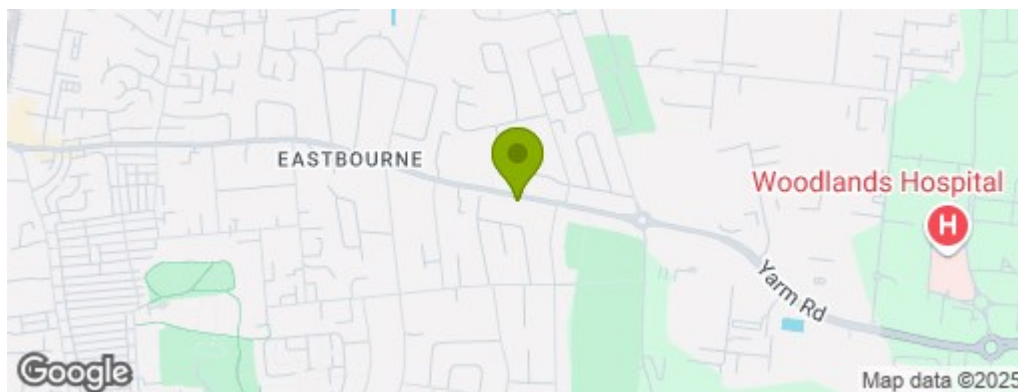
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Note

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



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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