



Geneva Road

Darlington DL1 4HP

Offers Over £110,000





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 4HP



- Two Bedroom Semi-Detached Property
- Well Presented Throughout
- Epc Rating C

- Eastbourne Area of Darlington
- Close to Local Shops and Schools
- Excellent Travel Links

- Gardens to Front and Rear
- Council Tax Band A

Geneva Road in Darlington, is a well-presented semi-detached house that offers a delightful living experience. With two bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

The property boasts low maintenance gardens to both the front and rear, providing a lovely outdoor area for gardening enthusiasts or those who simply enjoy spending time outside. The gardens offer a perfect setting for summer barbecues or quiet evenings under the stars.

Conveniently located, this home is in close proximity to local shops, travel links, and schools, making it an ideal choice for those who value accessibility and community. Whether you are commuting to work or seeking leisure activities, everything you need is just a stone's throw away.

This semi-detached house on Geneva Road is not just a property; it is a place where you can create lasting memories. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in a vibrant area of Darlington. Do not miss the chance to make this charming house your new home, contact our office to arrange a viewing.

Entrance Hall

Upvc door to front, coving to ceiling and staircase to first floor landing.

Lounge

12'05 x 11'09 (3.78m x 3.58m)

Upvc double glazed window to front, two understairs storage cupboards, radiator and laminate flooring.

Kitchen/Diner

15'01 x 7'04 (4.60m x 2.24m)

Upvc window to rear, fitted with wall, base and drawer units. Stainless steel sink with mixer tap, space for a cooker, washing machine, tumble dryer and fridge freezer. Part tiled walls. Wall mounted Baxi boiler.

The dining area there is a window to side, coving to ceiling and door to rear, radiator and space for a table and chairs.

First Floor Landing

Upvc double glazed window to side.

Bedroom One

10'08 x 11'09 (3.25m x 3.58m)

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

Bedroom Two

8'10 x 9'03 (2.69m x 2.82m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to side, fitted panelled bath with shower over, low level w.c, wash hand basin and radiator. Fully tiled floor.

Externally

To the front is an enclosed L shaped garden which is laid to

lawn with paved area and gated access to rear.

To the rear is an enclosed space with both pebble and paved areas.

Tenure

Freehold

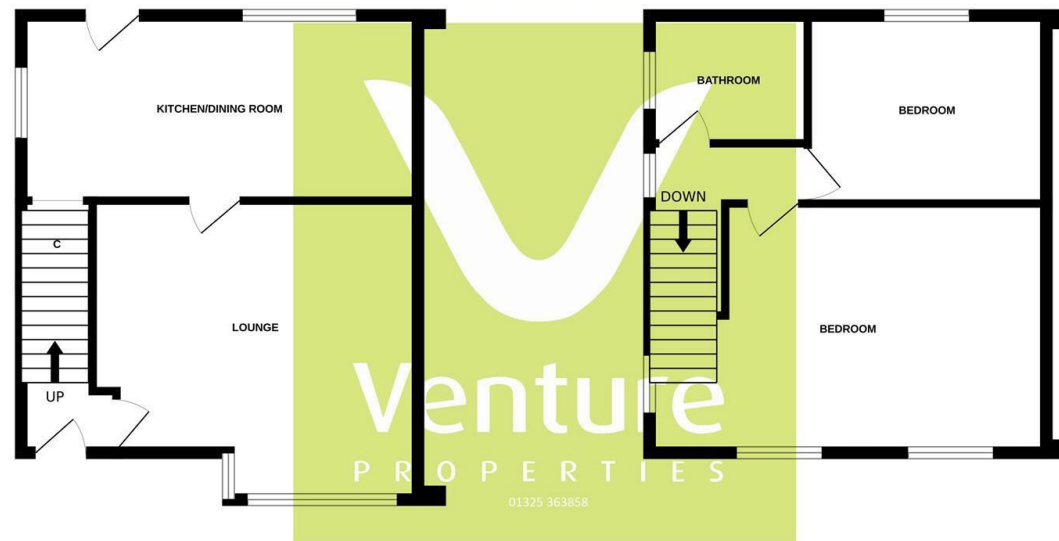
Council Tax Band A

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

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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