



Yarm Road

Darlington DL1 1XL

£170,000





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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Yarm Road

Darlington DL1 1XL



- Three Bedroom Semi-Detached Property
- Dining/Garden Room
- Easy Access to Travel & Transport Links

- Ideal Family Home
- Must Be Seen
- Council Tax Band B

- Off Street Parking and Garage
- Priced to Sell
- EPC tbc

Yarm Road in Darlington, this charming semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The reception rooms provide a perfect living space for relaxation and entertaining, ensuring that you can host gatherings with ease.

The heart of the home is undoubtedly the modern kitchen, which is designed to meet the needs of contemporary living. Adjacent to the kitchen, the open aspect dining/garden room creates a delightful space for family meals and social occasions, allowing natural light to flood in and enhance the atmosphere.

This property boasts convenience for busy households with the thoughtful layout. Off-street parking for two vehicles is a significant advantage, along with the added benefit of a garage, offering secure storage or additional parking options.

With its excellent location, this semi-detached house is not only a comfortable home but also a fantastic opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

Lounge

12'6 x 10'11 (3.81m x 3.33m)
Upvc double glazed bow window to front and radiator.

Kitchen

11'10 x 11'3 (3.61m x 3.43m)
Fitted with modern wall, base and drawer units, composite sink with mixer tap, four ring gas hob with extractor over and integrated eye level oven. Space for a fridge freezer and dishwasher, part tiled New York style tiled walls and spotlights to ceiling. Open aspect to dining area/garden room.

Dining Area/Garden Room

10'8 x 9'10 (3.25m x 3.00m)
Part wall, part Upvc double glazed with French doors to rear and skylight roof window. Ample space for a table and chairs, spotlights to ceiling and radiator.

Utility Room

Upvc door to side, ceramic sink with mixer tap, space for a washing machine and fridge. Panelled walls, storage cupboard and access to ground floor cloaks.

Ground Floor Cloaks

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

First Floor Landing

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

Bedroom One

12'9 x 9'5 (3.89m x 2.87m)
Upvc double glazed bow window to front, fitted wardrobes and radiator.

Bedroom Two

11'10 x 9'5 (3.61m x 2.87m)
Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three

8'7 x 7'7 (2.62m x 2.31m)
Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen. Wash hand basin, w.c and heated towel rail.

Externally

To the front is a concrete driveway providing off street parking and double gated access to the rear of the property where you will find a single detached garage. To the rear is an enclosed garden which is mainly laid to lawn with concrete patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,845
Conservation Area No
Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres
Mobile coverage

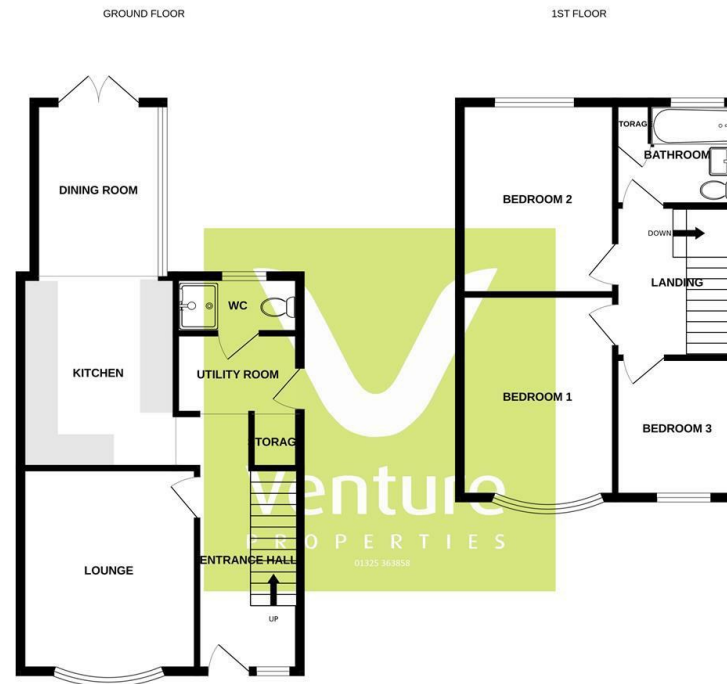
EE
Vodafone
Three
O2
Broadband

Basic
9 Mbps
Superfast
66 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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