



Yarm Road
Darlington DL1 1EE
Offers Over £235,000





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Yarm Road

Darlington DL1 1EE



- Three Bedroom Semi-Detached Property
- Generous Off Street Parking

Yarm Road in the vibrant town of Darlington, this beautifully presented three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. With two well-appointed bathrooms, it caters to the needs of modern family living.

One of the standout features of this home is the generous off-street parking, accommodating up to three vehicles, which is a rare find in this area. The property is very well maintained throughout, ensuring that you can move in with ease and enjoy your new home from day one.

Situated close to a variety of amenities, residents will find everything they need within easy reach, from shops to schools and recreational facilities. Additionally, the property benefits from excellent transport links, making it ideal for commuters or those who enjoy exploring the surrounding areas.

This semi-detached house on Yarm Road is not just a home; it is a lifestyle choice that offers both comfort and accessibility. Whether you are a growing family or looking for a spacious home to entertain, this property is sure to meet your needs.

Do not miss the opportunity to make this delightful house your new home.

Entrance Hallway

Upvc door to side, Walnut and glass staircase to first floor landing with LED lighting. Spotlights to ceiling and high gloss tiled floor with under floor heating.

Lounge

16'02 x 13'01 (4.93m x 3.99m)

Upvc double glazed bay window to front, deep coving to ceiling with ceiling rose, feature marble fireplace and radiator.

Reception Room Two

18'07 x 11'10 (5.66m x 3.61m)

Upvc double glazed bay window to front with additional glazed feature house number window. Deep coving to ceiling and ceiling rose. Feature Marble fireplace, glazed solid wood doors to kitchen/diner and radiator.

Kitchen/Diner

18'09 x 10'04 (5.72m x 3.15m)

Upvc double glazed window to rear with granite window sill. Fitted with Oak

- Eastbourne Area of Darlington
- Council Tax Band B

engineered wall, base and drawer units with contrasting granite worktops. Range cooker with extractor over, integrated dishwasher, fridge freezer and ample space for a dining table and chairs. Roof Light window to ceiling, which creates a bright and airy room along with spotlights. Tiled floor, and access to utility room and ground floor bathroom, with Stable door to the rear garden.

Utility Area

There is space for a washing machine and tumble dryer with a worktop and wall mounted Boiler.

Bathroom

Upvc double glazed obscure window to rear, with feature sunken, tiled bath, floating back to wall w.c and wash hand basin. Travertine tiles to walls and floor with underfloor heating.

First Floor Landing

Staircase to attic room.

Bedroom One

13'04 x 12'06 (4.06m x 3.81m)

Upvc double glazed windows to front and side, with radiator.

Bedroom Two

15'00 x 11'08 (4.57m x 3.56m)

Upvc double glazed walk in bay window to front with spotlights into alcove and radiator.

Bedroom Three

11'11 x 9'05 (3.63m x 2.87m)

Upvc double glazed Velux window to rear, access to boarded loft and spotlights to ceiling. There are storage cupboards into eaves.

Shower Room

Upvc double glazed obscure window to , fitted with walk in double shower, w.c and wash hand basing in vanity. Fully tiled walls and floor with under floor heating.

Attic Room

Velux window to rear and large storage cupboard, with storage into eaves.

Externally

To the front there is a generous driveway which would easily accommodate three vehicles. There is also side access to the rear.

- Beautifully Presented
- Epc Rating D

To the rear is mainly laid to lawn with a feature pathway and patio area. There is also gated access to allow further off street parking.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,065 ft 2 / 99 m 2

Plot size: 0.10 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

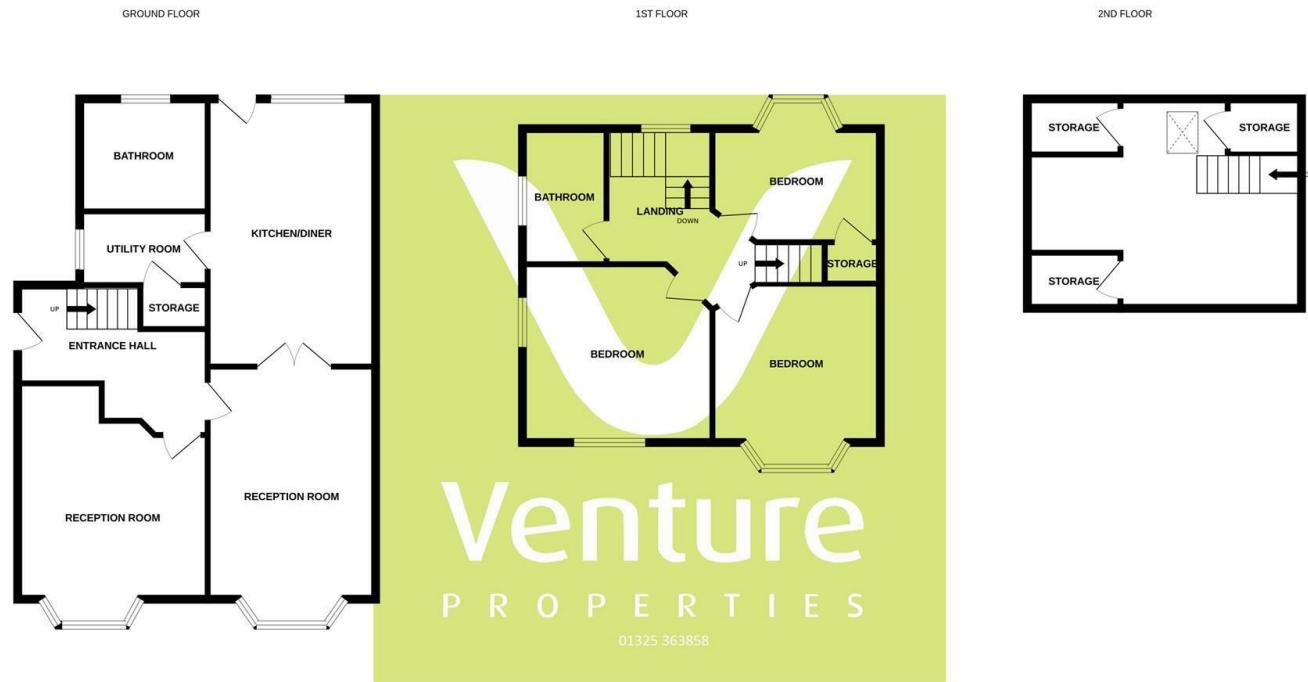
Satellite / Fibre TV Availability

BT

Sky

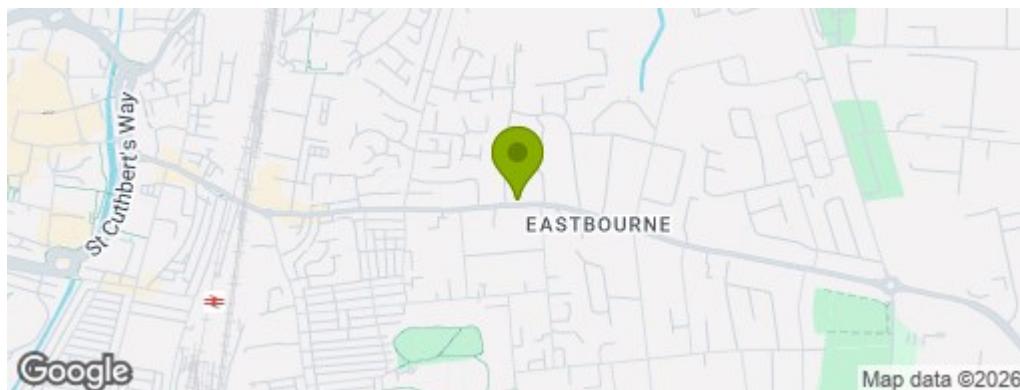
Note

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 rooms and rooms areas are approximate and not guaranteed. There may be slight variations in plan, or, 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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Property Information

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