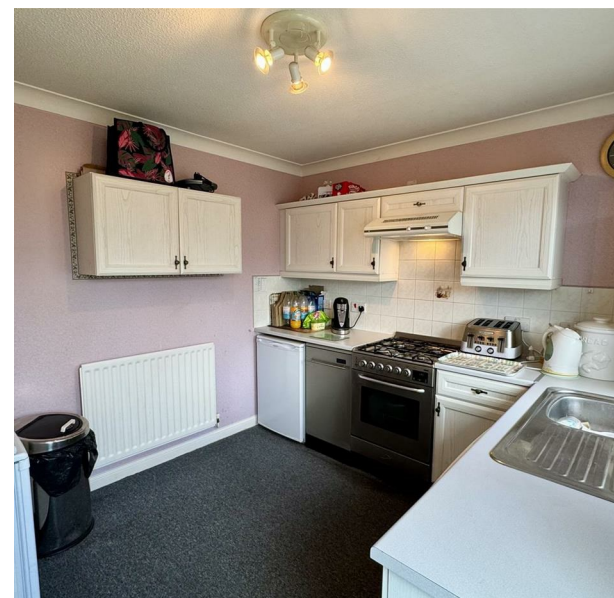
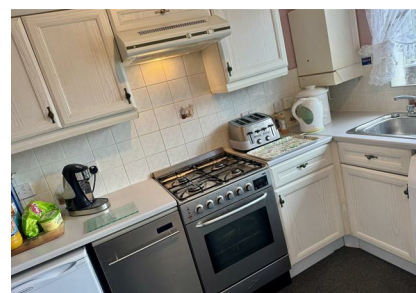


Violet Grove, Darlington, DL1 1GR  
Offers in the region of £150,000

**estates<sup>4</sup>**  
'The Art of Property'







## Violet Grove, Darlington, DL1 1GR

### Offers in the region of £150,000

### Council Tax Band: B

Located in the quiet cul-de-sac of Violet Grove, this semi detached home in the popular Eastbourne area of Darlington presents an excellent opportunity for first time buyers and growing families. Boasting a great location, the property is conveniently situated within walking distance of the town centre and the train station, making it ideal for those who commute or enjoy the amenities of urban living.

The residence features a useful porch opening to a spacious through lounge and dining room, perfect for entertaining guests or enjoying family time. Three double bedrooms, and a well appointed bathroom, ensures comfort and convenience for daily living. There is also UPVC double glazing and gas central heating.

Set on a fantastic corner plot, the house benefits from a driveway, along with a garage for additional storage or vehicle protection. The east-facing rear garden offers a lovely outdoor space, ideal for enjoying the morning sun or hosting summer gatherings.

While the property is in need of some updating, this has been thoughtfully reflected in the competitive asking price, allowing new owners the chance to personalise the home to their taste and style. This is a great opportunity to secure a delightful family home in a peaceful yet accessible location.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

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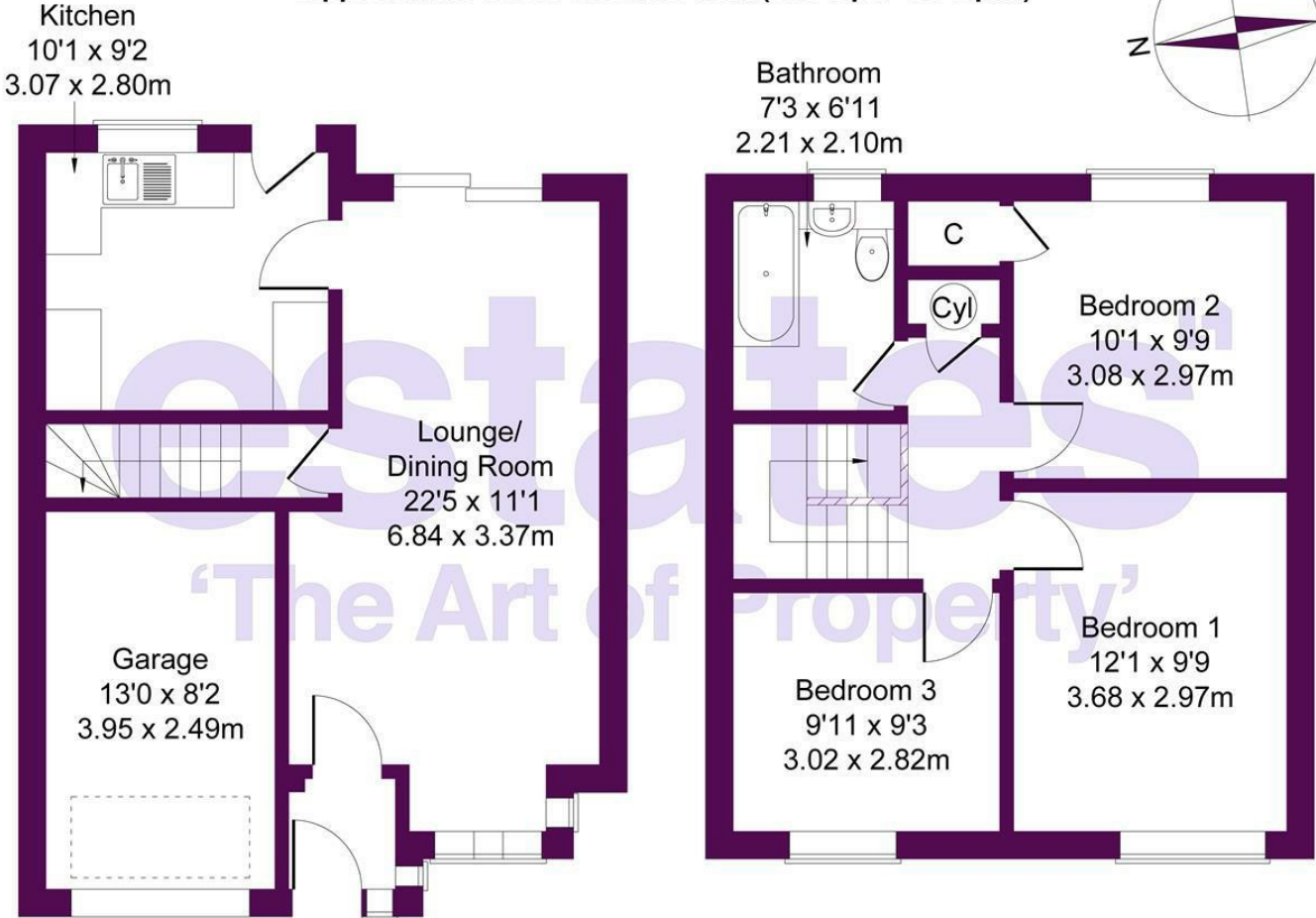
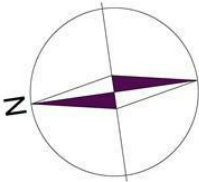






# Violet Grove, Darlington, DL1 1GR

Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>76</b>               |
| (55-68) <b>D</b>                            | <b>63</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |