



**Yarm Road**

Darlington DL1 1XL

**£160,000**





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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 D

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

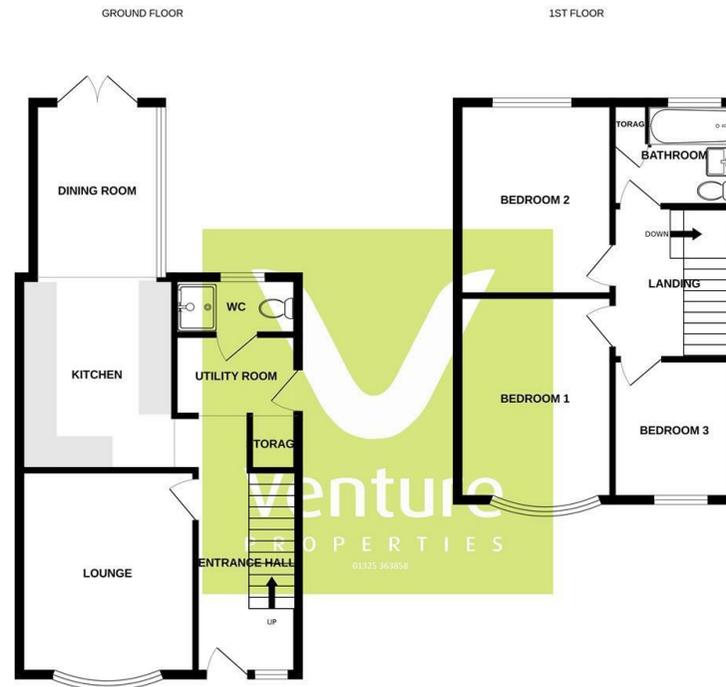
BT

Sky

Virgin

### Note

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 herein, 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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## Property Information

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