

Geneva Road

Darlington DL1 4HG

By Auction £99,000

Venture PROPERTIES









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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Darlington DL1 4HG



- For Sale by Modern Auction
- Enclosed Rear Garden
- Excellent Travel & Transport Links
- Subject to Reserve Price & Reservation Fee
- Ideal Family Home
- Council Tax Band B
- Off Street Parking
- Ideally Situated Within Close Proximity of Shops and Schools
- EPC Rating C

This property is for sale by Modern Method of Auction

Nestled on the charming Geneva Road in Darlington, this stunning three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. The property boasts two spacious reception rooms, including a delightful lounge perfect for relaxation and a separate dining room ideal for entertaining guests or enjoying family meals.

The well-appointed layout of the house ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. The three bedrooms provide ample space for family members or guests, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is the off-street parking available for one vehicle, offering convenience and peace of mind. Additionally, the absence of an onward chain means that you can move in without delay, making this an ideal choice for those looking to settle into their new home swiftly.

With its attractive features and prime location, this semi-detached house is not just a property; it is a perfect family home waiting to be cherished. Whether you are a first-time buyer or looking to upgrade, this residence on Geneva Road is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home.

Entrance Hall
Upvc door to front and staircase to first floor landing. Radiator.

Lounge
13'6 x 12'9 (4.11m x 3.89m)
Upvc double glazed bay window to front and radiator.

Dining Room
12'4 x 11'7 (3.76m x 3.53m)
Sliding doors to rear and radiator.

Kitchen
6'9 x 12'4 (2.06m x 3.76m)
Upvc double glazed window to side, fitted with wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a washing machine and fridge freezer. Door to rear.

First Floor Landing
Upvc double glazed window to side.

Bedroom One
11'4 x 11'1 (3.45m x 3.38m)
Upvc double glazed window to front and radiator.

Bedroom Two
11'9 x 11'7 (3.58m x 3.53m)
Upvc double glazed window to rear and radiator.

Bedroom Three
8'0 x 7'5 (2.44m x 2.26m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath with shower over and screen, wash hand basin and w.c. Radiator.

Externally
To the front there is off street parking.
To the rear there is an enclosed garden.

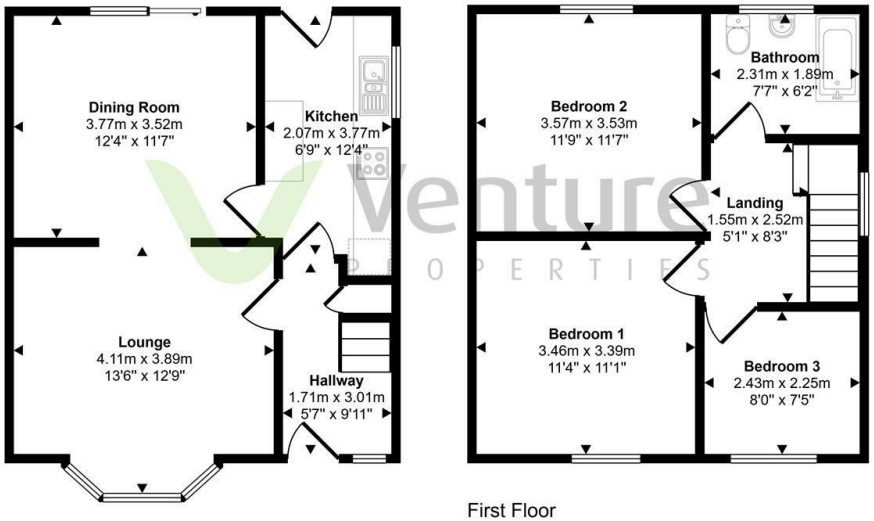
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £
Conservation Area No
Flood Risk Very low
Floor Area 871 ft 2 / 81 m 2
Plot size 0.04 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
6 Mbps
Superfast
80 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.

Auctioneer Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Approx Gross Internal Area
85 sq m / 915 sq ft

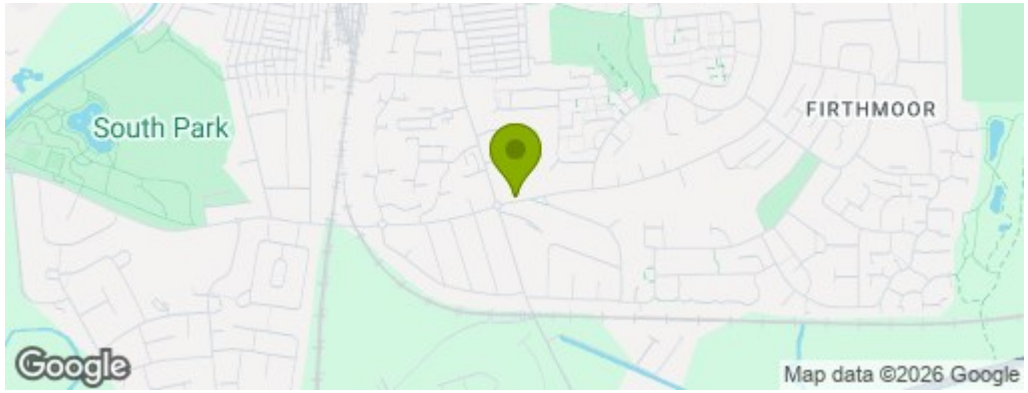


Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 42 sq m / 456 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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