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Yarm Road  
Darlington, DL1 1BE  
**£795 Per month**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s



Situated in the desirable Eastbourne area of Darlington, this charming three-bedroom semi-detached house presents a wonderful opportunity for those seeking a comfortable and well-presented home. The property, which dates from the post-war era, boasts a thoughtful layout that is both practical and inviting.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. The living room offers a cosy space for relaxation, while the dining room seamlessly opens into an extended fitted kitchen, perfect for family gatherings and entertaining guests. A convenient rear porch provides additional access to the outdoor space, and the ground floor is complemented by a well-appointed bathroom/WC.

Ascending to the first floor, you will find a generously sized principal bedroom alongside two further bedrooms, each offering ample space for rest and personalisation.

Externally, the property features off-road parking for one vehicle, ensuring ease of access. The front garden adds to the property's curb appeal, while the low-maintenance rear yard provides a practical outdoor area for leisure or gardening pursuits.







- GROUND FLOOR EXTENSION
- EASY ACCESS TO A66
- DRIVEWAY

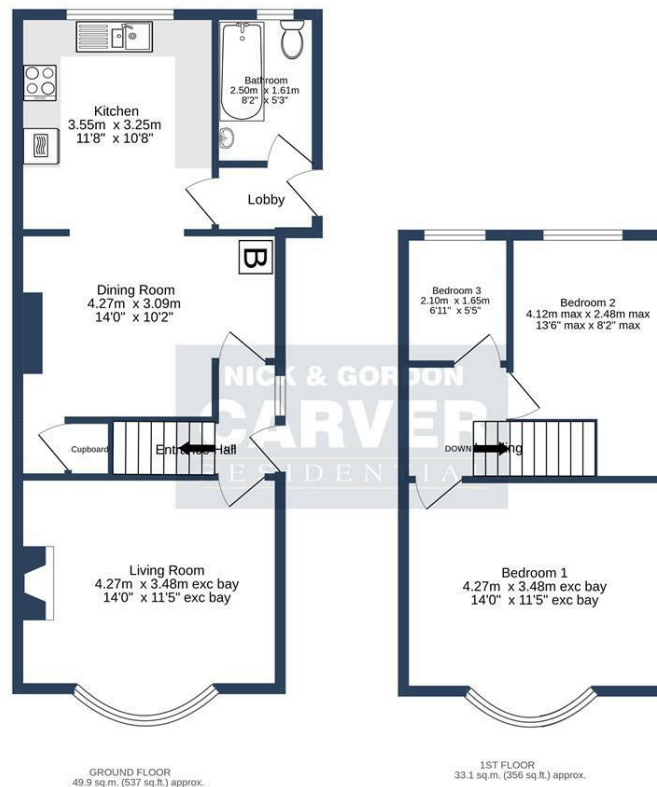
- CLOSE TO LOCAL SHOPS
- BUS ROUTE

#### **GENERAL REMARKS**

Gas Fired Central Heating

Double Glazing

Darlington County Council Tax - Band B



YARM ROAD, DARLINGTON, DL1 1BE.

TOTAL FLOOR AREA: 83.0 sq.m. (893 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 for any prospective purchases. 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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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

79

58

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