



Yarm Road

Darlington DL1 1XW

£225,000

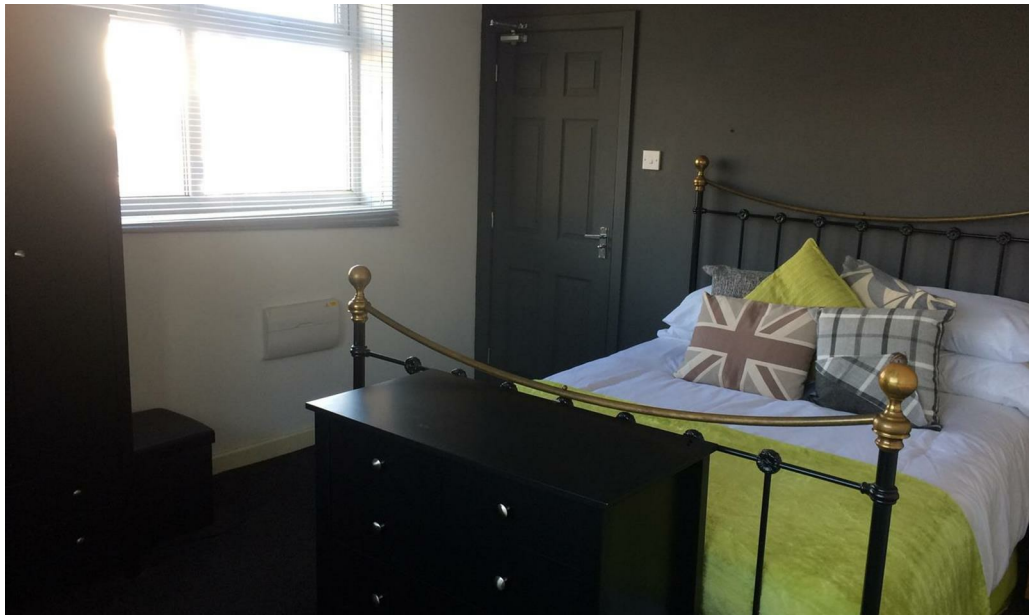




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Yarm Road

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- Six Bedroom Conversion
- Close to shops and schools
- EPC Rating D

- Eastbourne Area of Darlington
- Easy Access to Darlington Railway Station
- Ideal Investment Opportunity

- Off Street Parking Available
- Council Tax Band C

Welcome to Yarm Road in the Eastbourne area of Darlington, this delightful detached bungalow currently a HMO presents an exceptional Investment opportunity with an option of sitting tenants. The property has six bedrooms, four of which have en-suites, providing ample space for comfortable living. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests with an open aspect kitchen/dining area creating a harmonious flow throughout the bungalow. Natural light floods the area, enhancing the overall sense of warmth and openness.

In addition, the property benefits from off-street parking, a valuable asset in this desirable location, along with wraparound gardens. The surrounding area is known for its community spirit and accessibility to local amenities, making it a perfect choice for those seeking a peaceful yet connected lifestyle. For added peace of mind, the flat roof of this generous property has just been newly replaced.

This bungalow is not only a wonderful home but also presents an ideal investment opportunity with lots of potential. Whether you are a growing family, or an astute investor, this property on Yarm Road is sure to impress. Do not miss the chance to make this charming bungalow your own.

Entrance

Door to front with access to rooms one and two.

Room One

12'9 x 11'9 (3.89m x 3.58m)

Windows to front and side, access to en-suite shower room and hallway.

En-Suite Room One

Shower cubicle, wash hand basin and w.c.

Room Two

16 x 11'2 (4.88m x 3.40m)

Window to front, access to en-suite bathroom and hallway.

En-Suite Room Two

Hallway

Storage cupboard.

Lounge/Kitchen/Diner

22' x 12'1 (6.71m x 3.68m)

The lounge area has a bay window to side, coving and spotlights to ceiling, radiator and space for lounge furniture. Open aspect to kitchen area. Further window and door to rear with fitted wall, base and drawer units, breakfast island with inset composite sink and mixer tap. Space for a Range style cooker with fixed extractor over. Space for washing machine under breakfast island and room for an American style fridge freezer. Eye level microwave, radiator and laminate flooring.

Room Three

13'4 x 10'9 (4.06m x 3.28m)

Window to side and under stairs storage cupboard. Access to en-suite.

En-Suite Room Three

Room Four

10'9 x 8'3 (3.28m x 2.51m)

Window to side.

Bathroom

Window to rear, panelled bath, shower cubicle, wash hand basin and w.c.

Room Five

11'7 x 7'3 (3.53m x 2.21m)

Window to side with further window and door to rear.

First Floor

Room Six

19'5 x 9'10 (5.92m x 3.00m)

With access to en-suite bathroom.

En-Suite Room Six

Shower cubicle, wash hand basin and w.c.

Externally

To the front there is ample off street parking on a block paved driveway with access to a wrap around garden, comprising lawn and patio areas. Gated access to the rear.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,217

Conservation Area No

Flood Risk Very low

Floor Area 1,625 ft 2 / 151 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

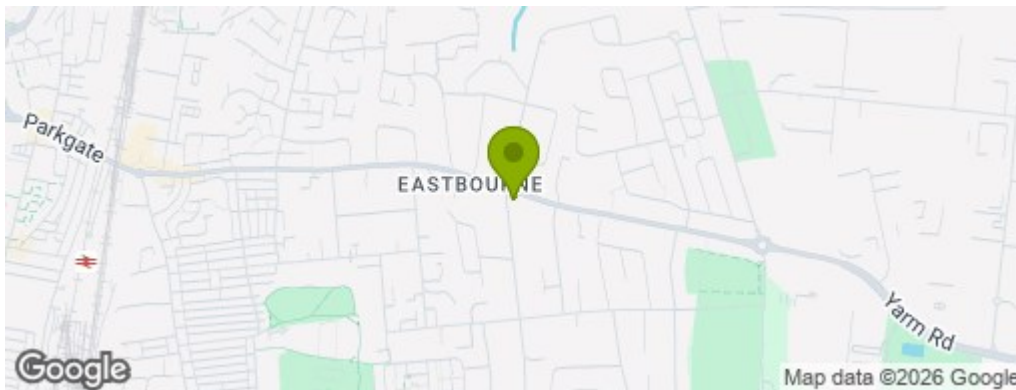
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Note

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While 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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