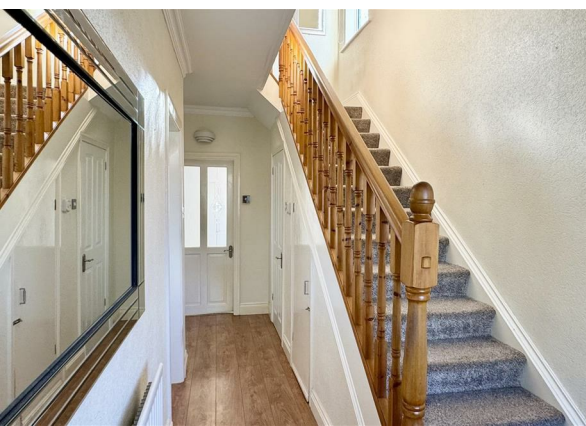


Yarm Road, Darlington, DL1 1XN
Offers in the region of £154,995

estates⁴
'The Art of Property'



Yarm Road, Darlington, DL1 1XN

Offers in the region of £154,995

Council Tax Band: B

**** OPEN TO OFFERS **** Located in the heart of the Eastbourne area of Darlington this traditional semi-detached home presents an excellent opportunity for those seeking a property with great potential. Priced to sell and offered with no onward chain making it an attractive option for both first-time buyers and growing families.

The property boasts three well-proportioned reception rooms, plus a modern kitchen that is sure to impress. The two spacious main reception rooms provide ample space for relaxation and entertaining, while the conservatory extension offers a delightful spot to enjoy the garden views.

With three comfortable bedrooms and a family bathroom, this home is ideal for families or those looking for extra space. The front of the property features a driveway, providing convenient off-street parking, while the generous rear garden is perfect for gardening enthusiasts or family gatherings.

Additionally, the converted garage provides useful storage options, and the property benefits from UPVC double glazing and a gas central heating system controlled via a HIVE system, ensuring comfort throughout the year.

While the property is in need of some updating both inside and out, this has been thoughtfully reflected in the asking price, allowing you to personalise the home to your taste. Its popular location ensures easy access to the town centre, train station, and excellent links to the A1(M) & A66, making it a practical choice for commuters.

In brief the accommodation consists of:

Ground floor

Entrance hallway, WC, lounge, separate dining room, conservatory extension and kitchen.

First floor

Landing, three bedrooms, and bathroom.

Externally

Parking to front, shared driveway to the right-hand side, rear garden, and former garage converted for secure storage.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft to be considered guide only.

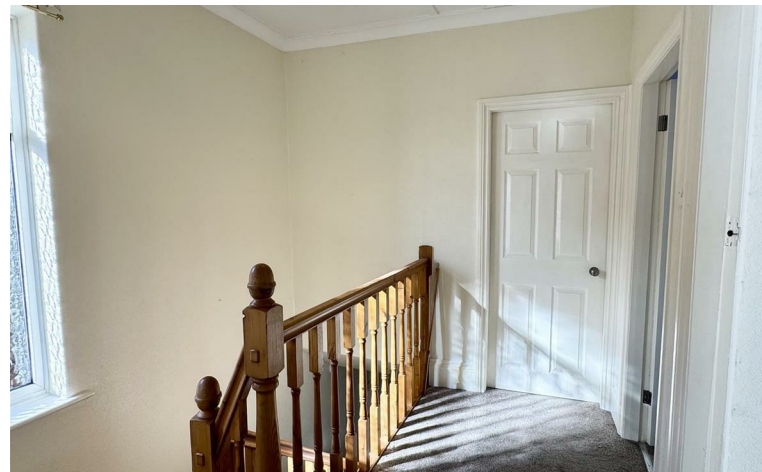
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Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

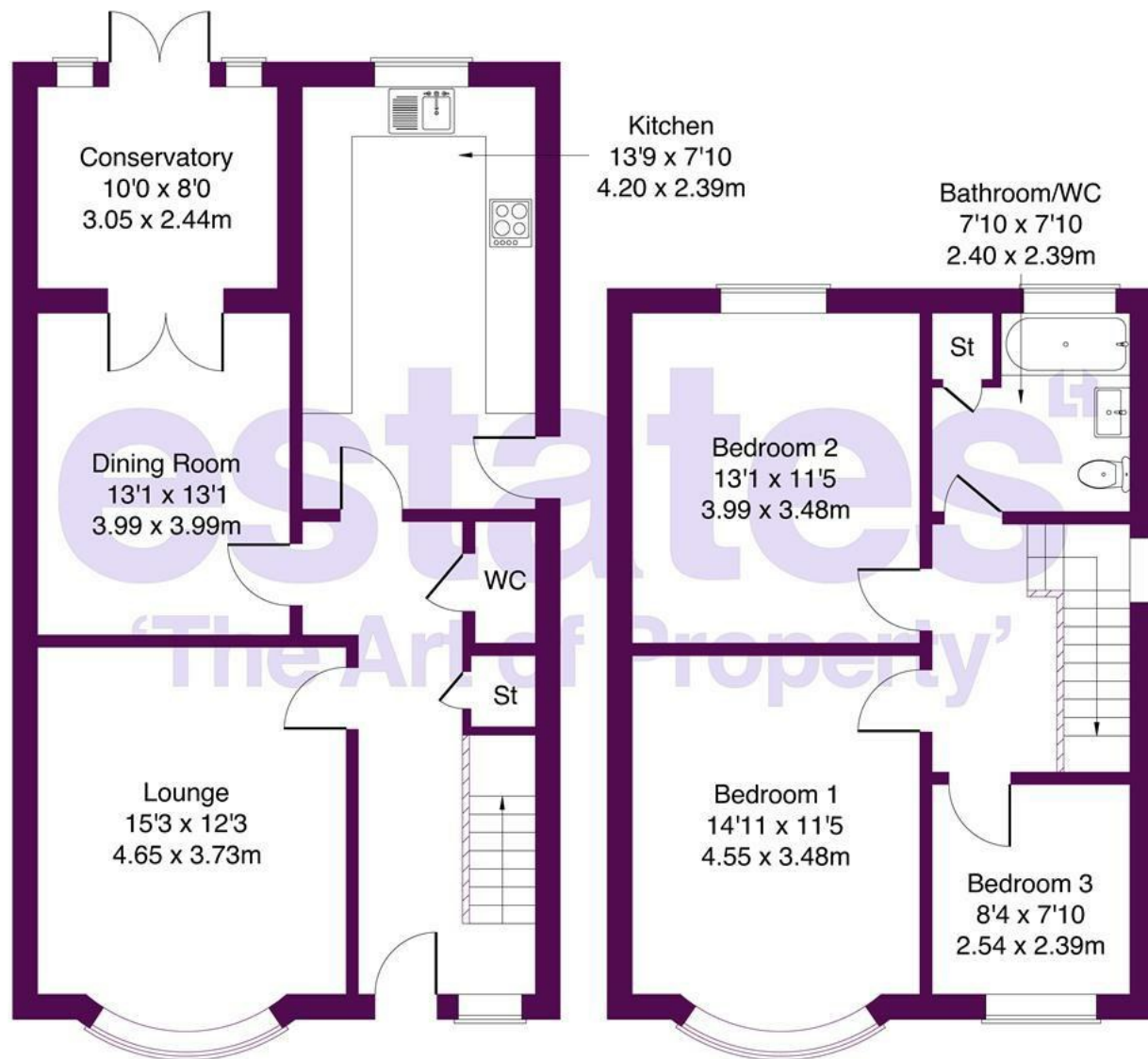
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating,

plumbing, electric installations, or any type of appliances which may be included.



Yarm Road, Darlington, DL1 1XN

Approximate Gross Internal Area: (1259 sq ft - 117 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		