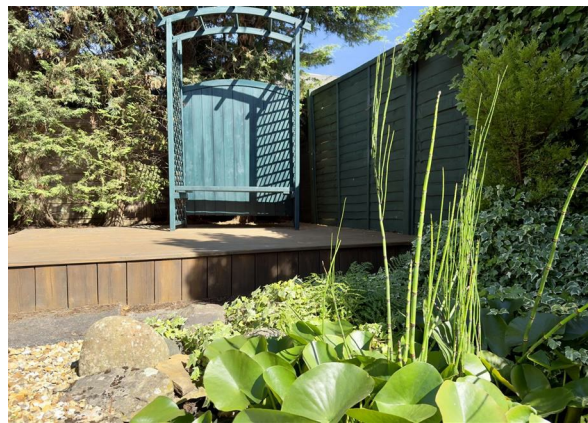


Geneva Road, Darlington, DL1 4HS
Price £145,000

estates⁴
'The Art of Property'



Geneva Road, Darlington, DL1 4HS

Price £145,000

Council Tax Band: A

Brought to the market with NO ONWARD CHAIN, a beautifully presented and exceptionally well-maintained two bedroom semi-detached home. Located in a popular part of Darlington, close to local shops, amenities, schooling, Darlington Railway Station, the town centre and transport links to the A1(M) & A66.

A standout feature is the impressive mature rear garden, offering a wonderful sense of privacy with a variety of seating areas, mature shrubs and trees, a summer house and thoughtfully designed sections, all while remaining relatively low maintenance.

To the front, a driveway provides off-street parking, with a double dropped kerb offering the potential to create additional parking if desired.

Internally, the property has been tastefully and newly decorated throughout, complemented by brand-new carpets and quality flooring and offers well-planned accommodation comprising a welcoming entrance hallway, a spacious bay-fronted lounge and a light and airy recently completed dining kitchen, fitted with a good range of units and quality re-fitted unused Neff appliances. A useful utility room completes the ground floor, housing the combi boiler, benefiting from a HIVE heating system.

The first floor offers two well-proportioned bedrooms, with the generous principal bedroom featuring fitted mirrored wardrobes and the second bedroom benefiting from a walk-in wardrobe. The landing provides loft access via a hatch and ladder to a predominantly boarded loft, while the accommodation is completed by a well-appointed

bathroom newly fitted this year with a modern white suite.

This is a superb opportunity to purchase a move-in-ready home with stylish a interior, excellent outdoor space and a fantastic location, making early viewings strongly recommended.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

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Disclaimer:

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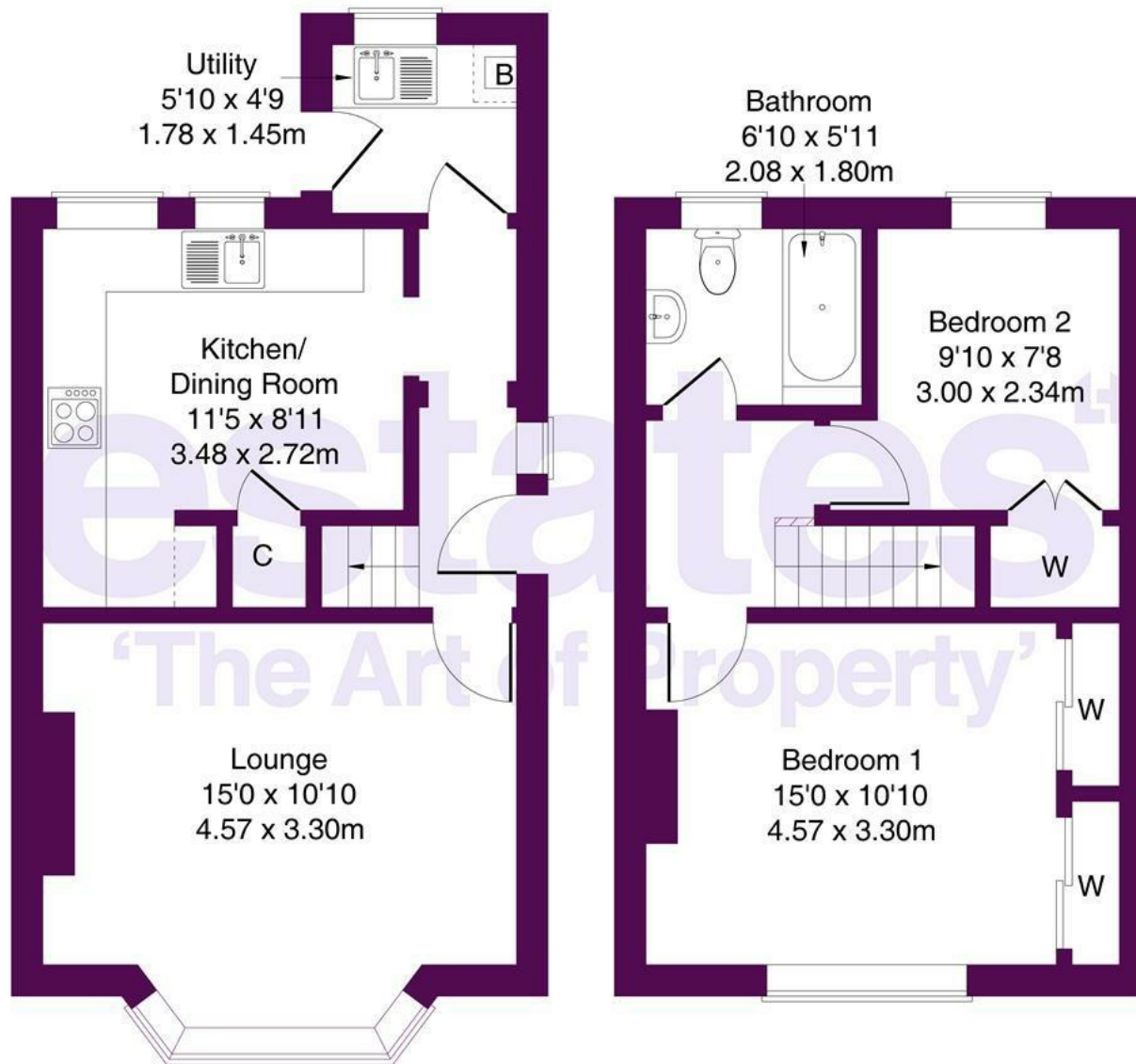


Geneva Road, Darlington, DL1 4HS

Approximate Gross Internal Area: (749 sq ft - 70 sq m.)

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'The Art of Property'

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Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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