

Yarm Road

Darlington DL1 1BE

Offers Over £160,000

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.









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.





Yarm Road

Darlington DL1 1BE



- Three Bedroom Semi-Detached Property
- Enclosed Rear Garden
- Council Tax Band B
- Eastbourne Area of Darlington
- No Onward Chain
- EPC Rating D
- Off Street Parking
- Excellent Travel and Transport Links

Situated in Eastbourne area of Darlington, this traditional semi-detached house on Yarm Road presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this mature property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining, while the modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

The property features a well-maintained first floor bathroom, ensuring convenience for all residents. One of the standout aspects of this home is the off-street parking, accommodating up to two vehicles, which is a rare find in this sought-after location. The easy-to-maintain rear garden offers a delightful outdoor space, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated close to essential amenities, including schools and retail parks, this home is perfectly positioned for those who value accessibility and community. With no onward chain, this property is ready for you to move in and make it your own without delay. Whether you are a first-time buyer or looking to settle into a family home, this semi-detached house on Yarm Road is a must-see. Don't miss the chance to explore this wonderful opportunity in a vibrant and welcoming neighbourhood.

Entrance Hall
Upvc door and window to front, staircase to first floor landing with storage under.

Lounge
14'5 x 11'11 (4.39m x 3.63m)
Upvc double glazed bow window to front, feature fireplace with inset gas fire, marble back and hearth, with radiator.

Dining Room
11'11 x 11'9 (3.63m x 3.58m)
Double glazed French doors to rear and radiator, ample space for a dining table and chairs.

Kitchen
16'9" x 15'10" (5.11 x 4.85)
Upvc double glazed windows to both rear and sides, modern fitted wall, base and drawer units with contrasting worktops. Five ring gas hob with electric oven and extractor over. Integrated sink with mixer tap, space for a washing machine. Spotlights to ceiling and door to side.

First Floor Landing
Upvc double glazed window to side.

Bedroom One
14'5 x 10'6 (4.39m x 3.20m)
Upvc double glazed bow window to front, fitted wardrobes and radiator.

Bedroom Two
11'10 x 11'10 (3.61m x 3.61m)
Upvc double glazed window to rear and radiator with fitted storage.

Bedroom Three
9'2 x 7'5 (2.79m x 2.26m)
Upvc double glazed window to front and radiator with storage shelving.

Bathroom
Upvc double glazed obscure window to rear, panelled bath with central taps, walk in shower cubicle, wash hand basin, low level w.c and part tiled walls.

Externally
To the front is a block paved drive, allowing for off street parking and gated access to rear garden.
To the rear the enclosed garden is mainly laid to paving.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: B

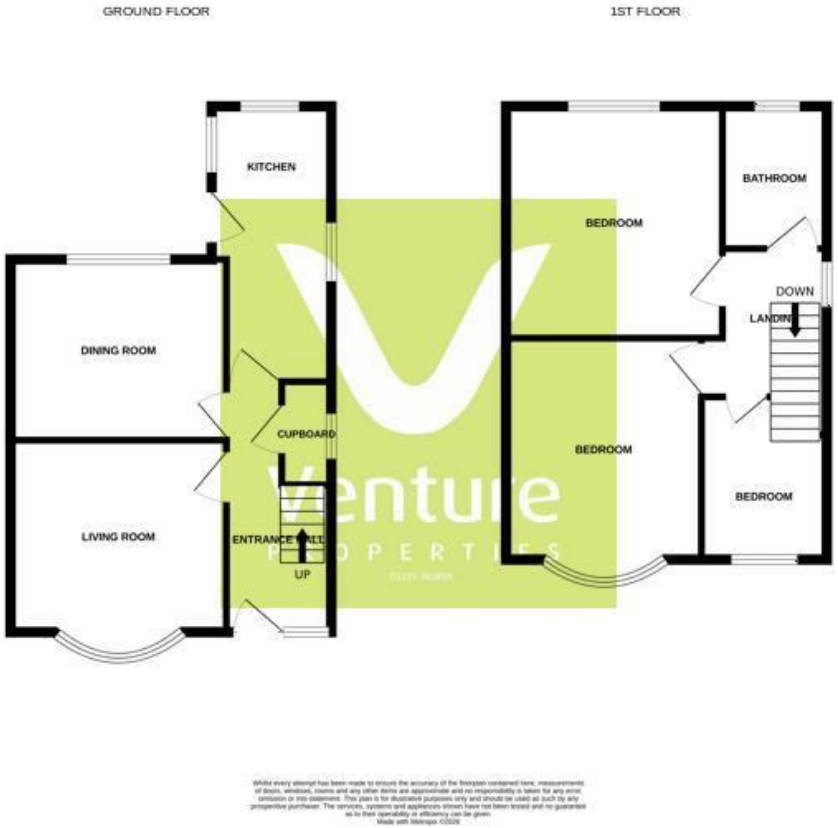
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.04 acres
Mobile coverage

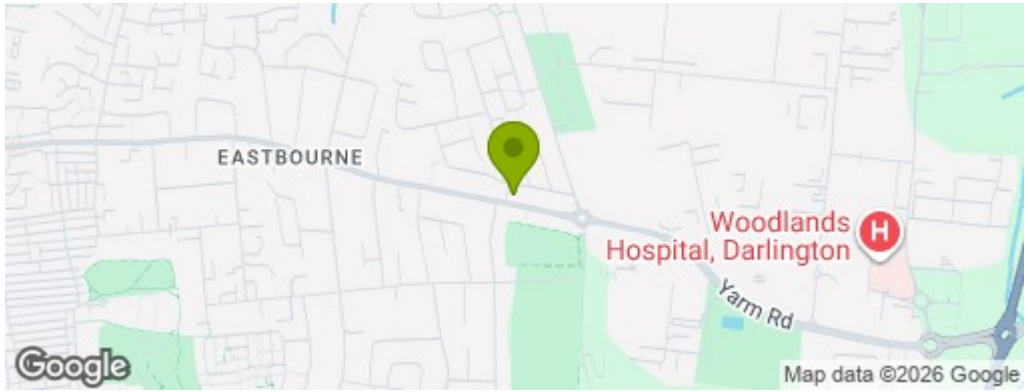
EE
Vodafone
Three
O2
Broadband

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





Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com