



*** NO CHAIN SALE ***
*** IDEAL FOR INVESTOR, FIRST TIME BUYER OR DEVELOPER ***
*** PUBLIC NOTICE***

248 Geneva Road, Darlington. DL1 4HP.

We are acting in the sale of the above property and have received an offer of £125,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Situated within the sought after Eastbourne Area of Darlington, this three bedroom semi-detached property is an ideal purchase for a first time buyer, investor or developer.

The property briefly comprises of; Entrance Hall, Living Room, Kitchen/Diner, Utility Room, Downstairs Bathroom and a Conservatory. The first floor provides a Landing, with Three Bedrooms and a Separate WC.

Geneva Road, Darlington, DL1 4HP
3 Bedroom - House - Semi-Detached
£110,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: B

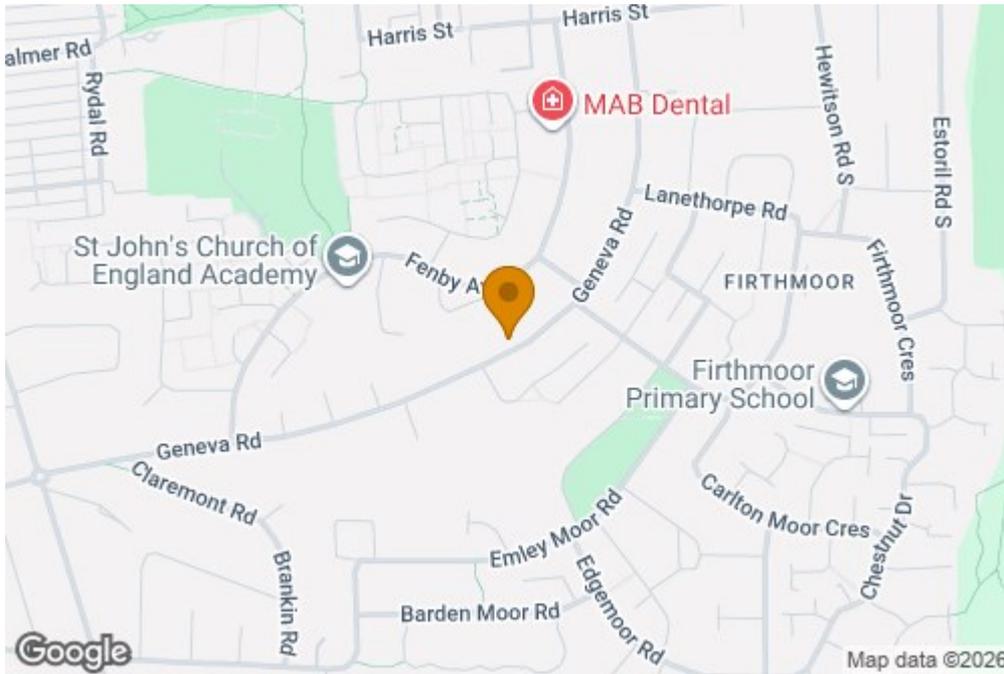
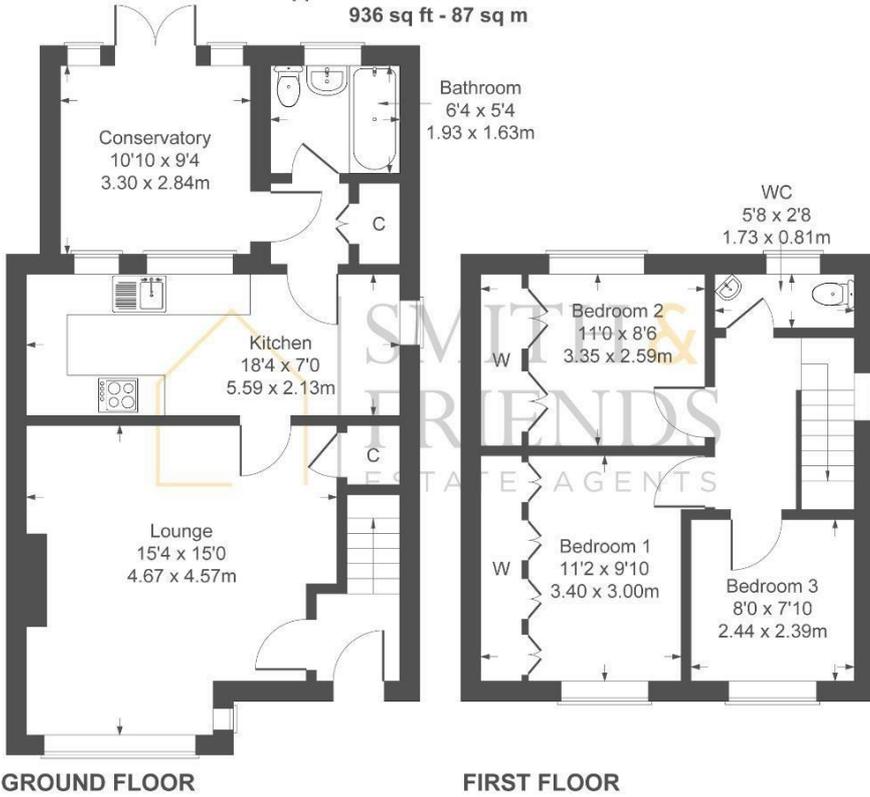


**SMITH &
FRIENDS**
ESTATE AGENTS

Geneva Road, Darlington, DL1 4HP

Geneva Road

Approximate Gross Internal Area
936 sq ft - 87 sq m



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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		69	83
EU Directive 2002/91/EC			