



## Geneva Crescent

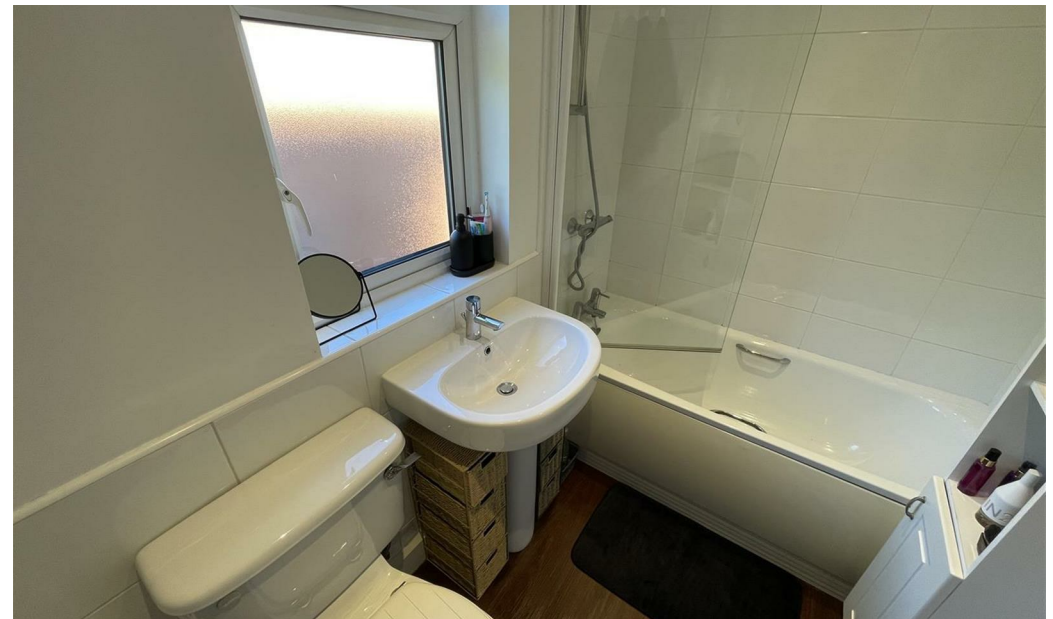
Darlington DL1 4LA

Offers Over £130,000





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# Geneva Crescent

## Darlington DL1 4LA



- Two Bedroom Semi-Detached Property
- Garage
- Off Street Parking

- Eastbourne Location
- Council Tax Band A

- Close to Amenities and Town Centre
- Epc Rating D

In the Eastbourne area of Darlington, this charming two-bedroom semi-detached house on Geneva Crescent offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxing or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and personalisation, making it a perfect home for small families or couples.

The bathroom is thoughtfully designed, catering to all your daily needs. One of the standout features of this property is the garage, providing secure parking and additional storage options. Furthermore, there is parking available for one vehicle, ensuring ease of access.

The location is particularly appealing, as it is close to a variety of local amenities, including shops, schools, and parks, making daily life both convenient and enjoyable. This semi-detached house is not just a home; it is a lifestyle choice, offering a comfortable living space in a vibrant community.

With its attractive features and prime location, this property is an excellent opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this delightful house your new home.

### Entrance

Door to side

### Lounge

16'3 x 10'11 (4.95m x 3.33m)

Upvc double glazed bay window to front, shelving into alcoves, spotlights to ceiling and two radiators.

### Kitchen/Breakfast Room

10'10 x 9'8 (3.30m x 2.95m)

Upvc double glazed window to rear and door to rear.

Fitted with white wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Breakfast bar to provide seating, space for American style fridge freezer, vinyl flooring and vertical radiator. Spotlights to ceiling.

### First Floor Landing

### Bedroom One

13'9 x 10'11 (4.19m x 3.33m)

Upvc double glazed window to front, fitted wardrobes with sliding mirror doors, part panelled walls and radiator.

### Bedroom Two

9'9 x 8'10 (2.97m x 2.69m)

Upvc double glazed window to rear, fitted wardrobes with sliding doors and radiator.

### Bathroom

Upvc double glazed window to side, panelled bath with shower over and screen. Low level w.c, wash hand basin and part tiled walls. Heated towel rail.

### Externally

To the front there is a paved drive to provide off street parking, gated access to rear and garage.

To the rear is a detached single garage and shed. Patio area and raised, gravelled bed.

### Garage

Access via up and over door, L shaped with double doors.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone  
Three  
O2  
Broadband

Basic  
3 Mbps  
Superfast  
66 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

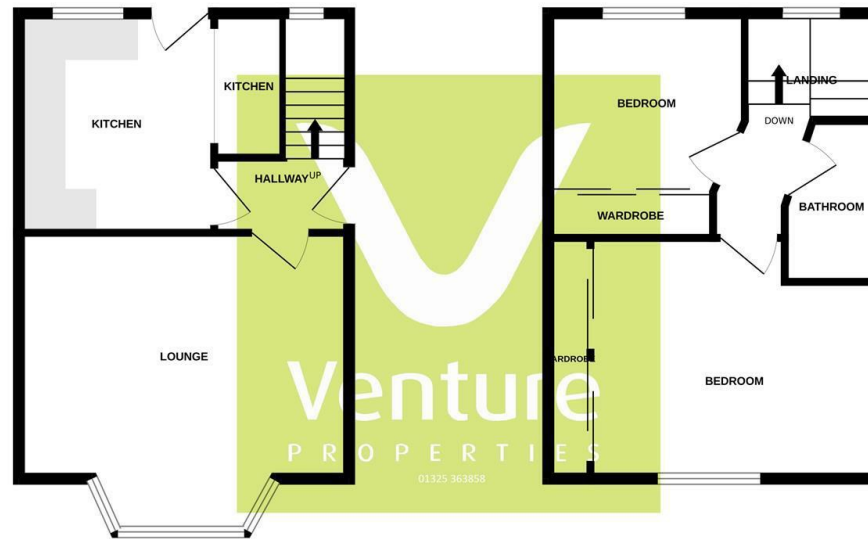
BT  
Sky  
Virgin

### Note

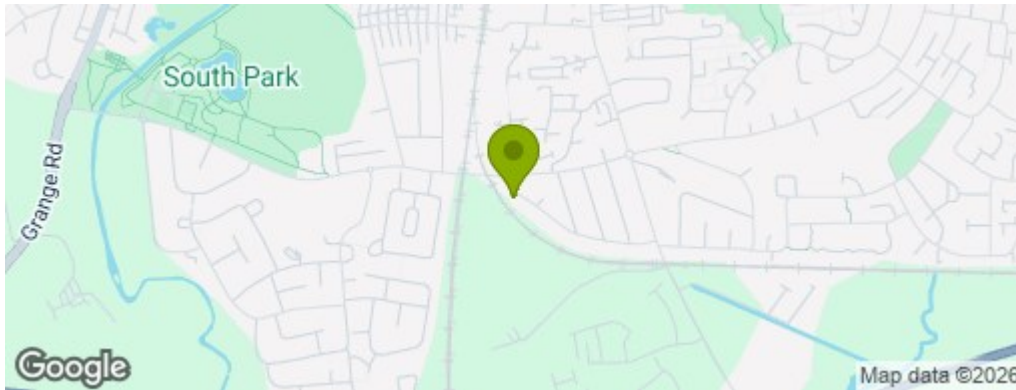
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## Property Information

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