



Take a look at this superb 3-bedroom family home located on Yarm Road in Darlington. This semi-detached house built in 1939 offers ample space with 2 reception rooms and a galley kitchen. Whether you are looking to move in right away or keen to put your own stamp on a property, this house is ready for you to make it your own.

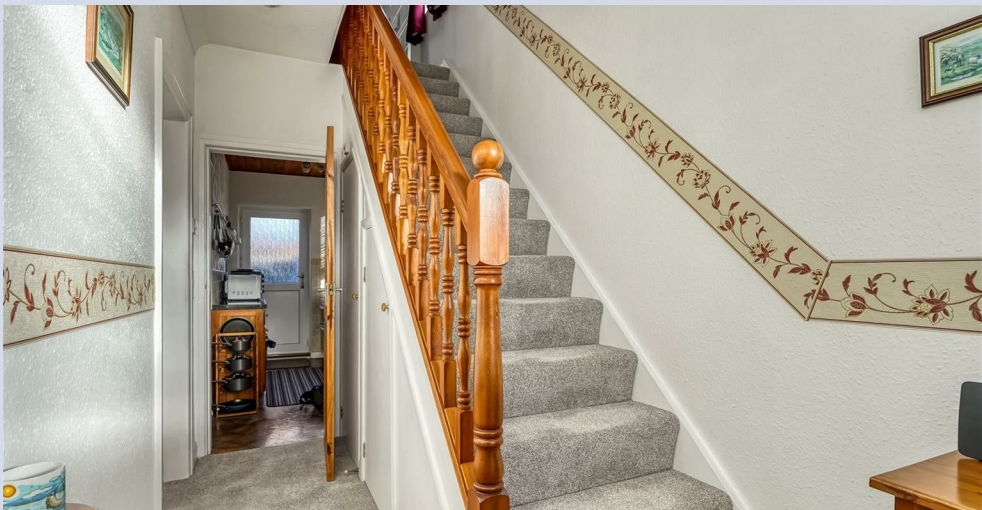
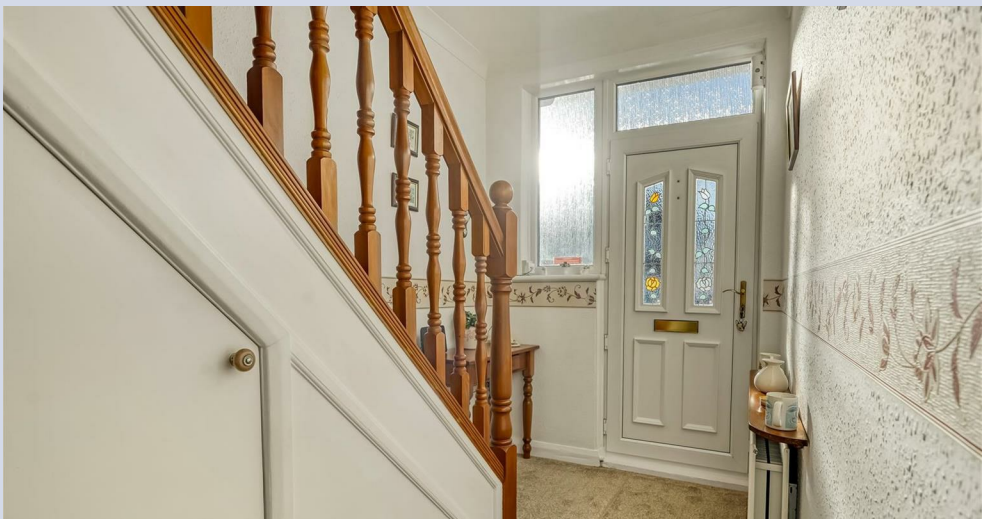
The property boasts 3 well-proportioned bedrooms, ideal for the family or those in need of a home office space.

One of the standout features of this home is the off-street parking for up to 3 vehicles, with a further garage/workshop behind the gate to the side and rear.

There is also a low maintenance rear garden which can be accessed via the patio doors leading out back from the 2nd living area, providing a tranquil outdoor space for you to enjoy without the hassle of extensive upkeep.

Located in a desirable area, this property offers a perfect blend of comfort, convenience, and potential. Book a viewing today and envision the possibilities that this lovely home on Yarm Road has to offer.





- Superb 1939 built, 3 bedroom period Semi
- Single garage to rear
- 2 well proportioned reception rooms
- Off street parking for multiple vehicles
- Low maintenance rear garden

GENERAL INFORMATION:

Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding B)

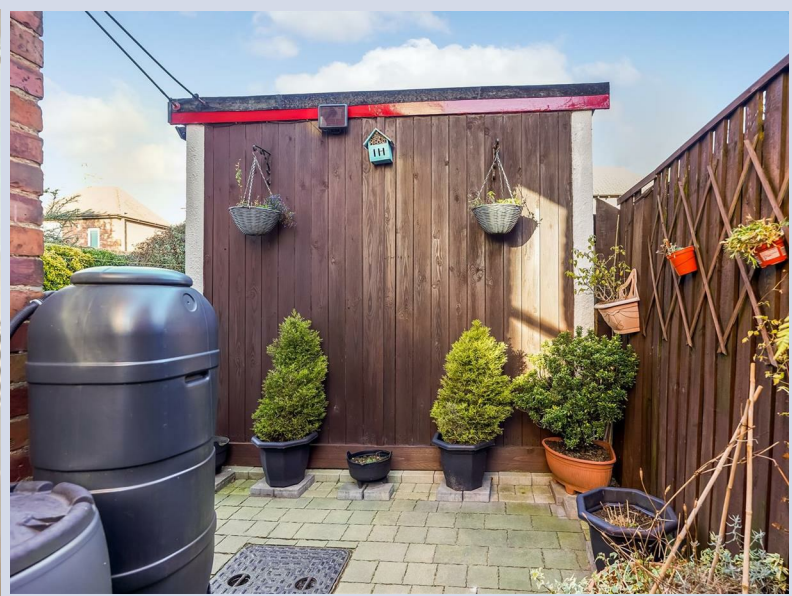
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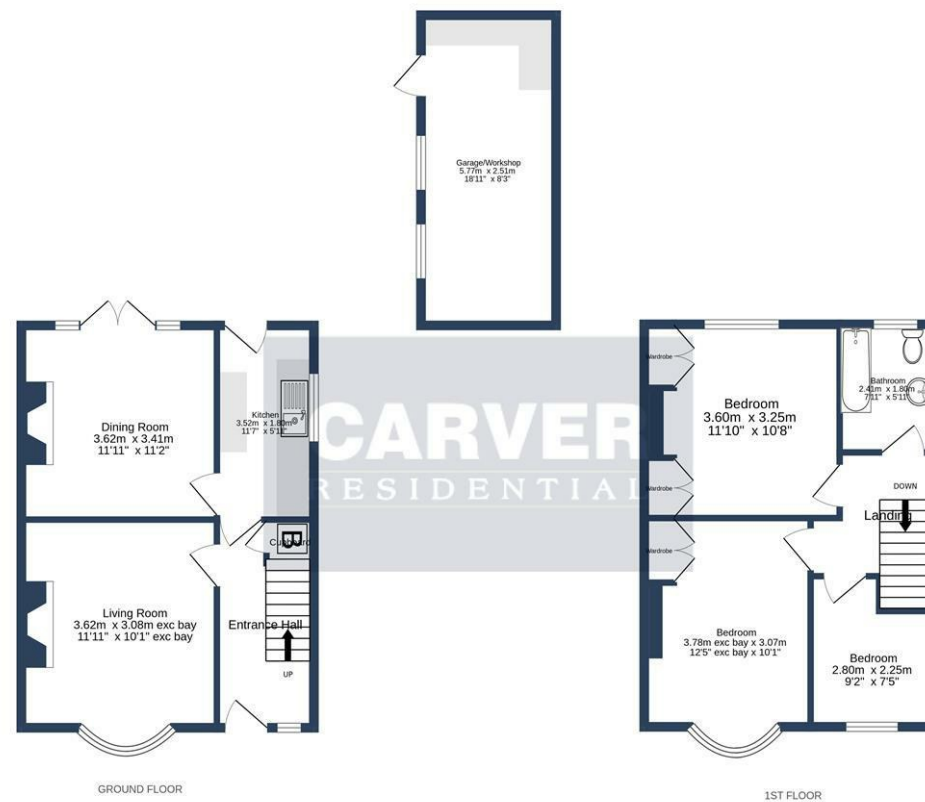
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)









YARM ROAD, DARLINGTON, DL1 1BE.

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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-120 kWh/m ² A		87
81-100 kWh/m ² B		
69-80 kWh/m ² C		
55-68 kWh/m ² D		63
48-54 kWh/m ² E		
41-47 kWh/m ² F		
35-40 kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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