



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

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.

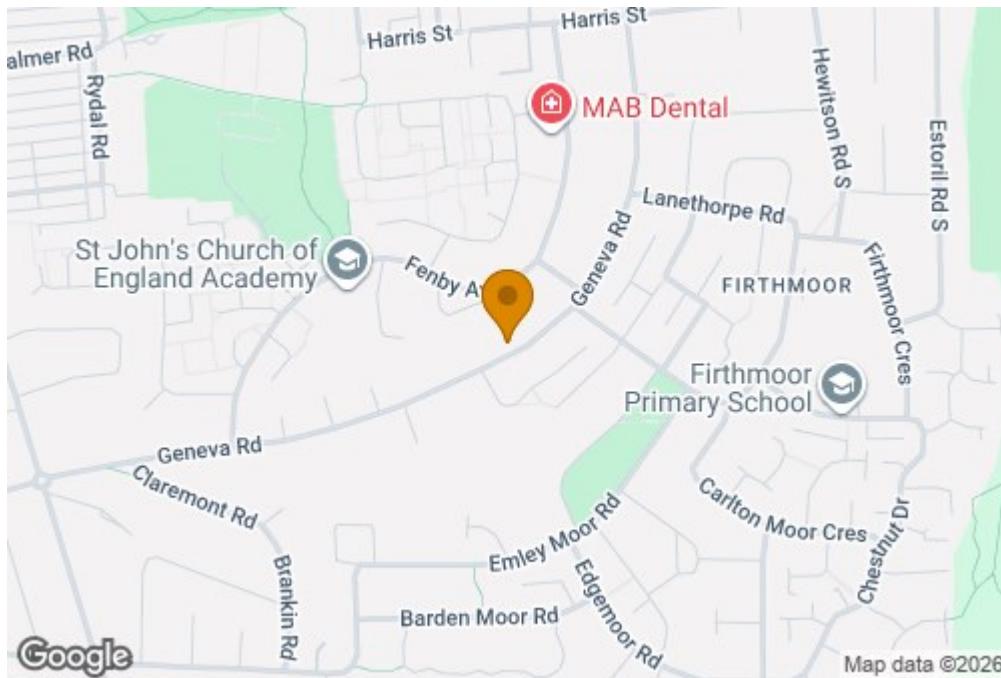
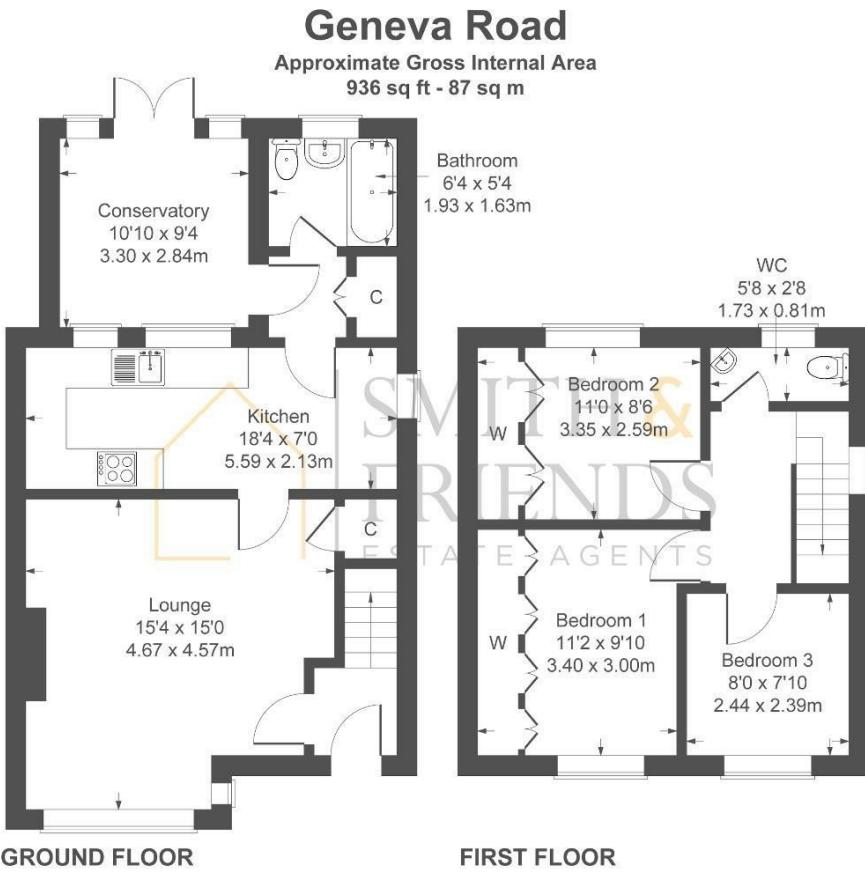
The property briefly comprises of; Entrance Hall, Living Room, Kitchen/Diner, Utility Room, Downstairs Bathroom and a Conservatory. The first floor provides a Landing, with Three Bedrooms and a Separate WC.

Externally, the property has a lawn garden to the front and a huge enclosed rear garden, with allocated parking to the side of the property using an allocated driveway.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

**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



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		EU Directive 2002/91/EC	