



GENEVA COTTAGE

171 Neasham Road
Darlington • DL1 4BN



SPACE TO LIVE



LIVING ROOM

ROOM TO LIVE, COOK & UNWIND

A characterful three-double-bedroom cottage extending to approximately 1,220 sq ft, with a generous ground-floor layout that separates everyday living from practical space.

The living room is complemented by a separate family room, while the kitchen provides dining space and is supported by a dedicated utility and ground-floor cloak/shower room.



2

RECEPTION ROOMS

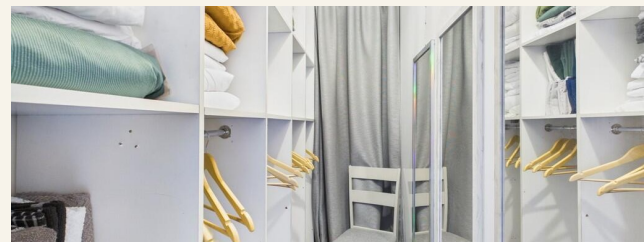
1

UTILITY ROOM

2

BATH / SHOWER ROOMS

MORE THAN EXPECTED



THREE DOUBLE BEDROOMS. REAL STORAGE.

The first floor provides three double bedrooms and the main bathroom. Fitted storage and a separate wardrobe/dressing area add practical space, while the rooflight and sloping ceiling give one bedroom its own distinctive character.



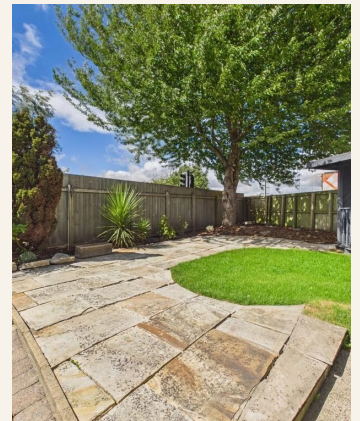
PERGOLA



REAR UTILITY AREA



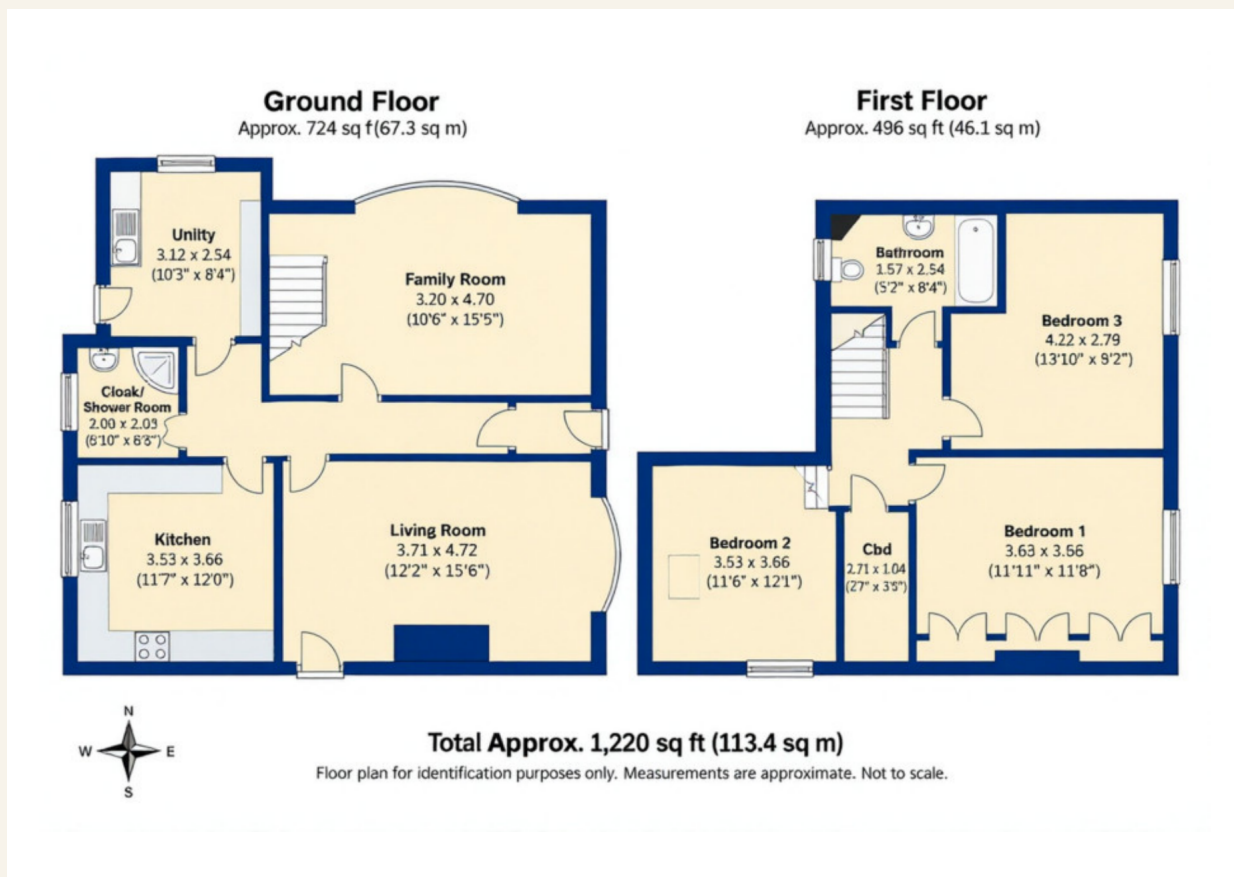
SIDE ACCESS



GARDEN

FLOOR PLAN, LOCATION & VIEWING

EVERYTHING CLOSE AT HAND



WELL CONNECTED

Everyday essentials, schools and transport are all close at hand, making the location particularly convenient for day-to-day living.

- **DARLINGTON STATION**
approx. 0.4 miles
- **NEASHAM ROAD SURGERY**
on Neasham Road
- **PRIMARY SCHOOLS**
several within approx. 0.5 mile
- **OPTICIANS**
from approx. 0.5 mile
- **LOCAL SHOPS & PHARMACY**
within the immediate area
- **SUPERMARKET**
on Neasham Road

INTERESTED IN GENEVA COTTAGE?

ARRANGE A VIEWING DIRECTLY

Contact the owner: 07840 222122

Floor plan for identification purposes only. Measurements are approximate. Not to scale.