



Located in the popular Eastbourne area of Geneva Crescent, this competitively priced semi-detached house presents an excellent opportunity for those seeking a project to make their own. With two well-proportioned bedrooms and two inviting reception rooms, this older-style property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming hallway that leads to the heart of the home. The two reception rooms provide versatile spaces that can be tailored to your lifestyle, whether for entertaining guests or enjoying quiet evenings in. The first-floor shower room/wc is conveniently located, making it practical for everyday use.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons. While the home does require some updating, it is a blank canvas ready for your personal touch.

Externally, the property boasts a delightful south-facing rear garden, perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, a driveway offers off-road parking for one vehicle, adding to the convenience of this lovely home.





- No onward chain
- Easy reach of excellent amenities
- Competetively priced to reflect some updating
- Suited to a variety of buyers
- Mature semi-detacjed property
- Deceptively spacious
- Two double bedrooms

GENERAL INFORMATION

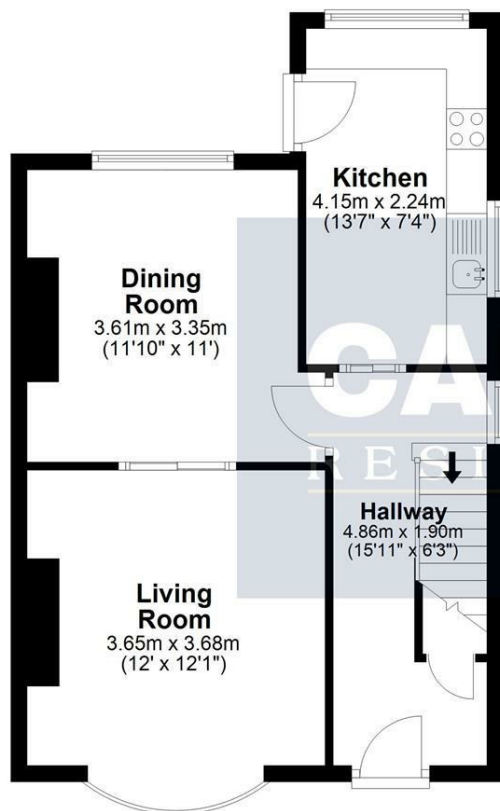
Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

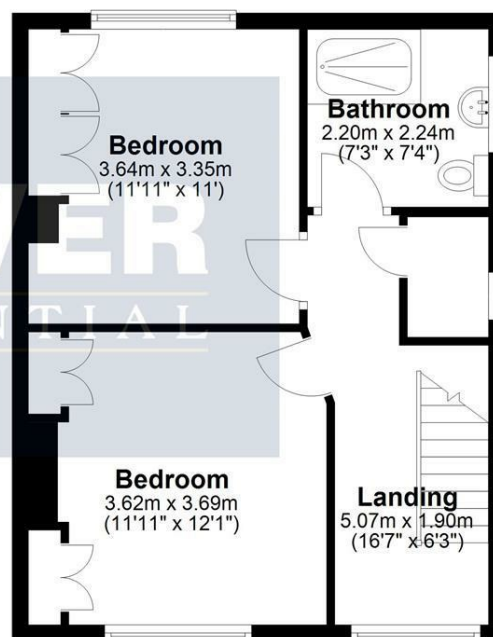
Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 87.9 sq. metres (946.6 sq. feet)

79 Geneva Crescent, Darlington

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		

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MAB 6202



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