



**Teal Road**  
Darlington DL1 1DF  
£165,000





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# Teal Road

Darlington DL1 1DF



- Three Bedroom Semi-Detached Property
- Conservatory
- Priced to Sell

- Eastbourne Area of Darlington
- Enclosed Garden to Rear
- Council Tax Band B

- Off Street Parking
- Very Well Presented Throughout
- EPC Rating D

Teal Road in Darlington, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is perfect for those looking to settle down in a friendly neighbourhood.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, ideal for both relaxation and entertaining. The addition of a conservatory enhances the living experience, providing a bright and spacious area to enjoy views of the rear garden throughout the seasons. The property boasts a modern and well-appointed bathroom, ensuring convenience for all family members.

To the front of the property there is off-street parking for two vehicles, adding to the practicality of this home.

This property is priced to sell, making it an attractive option for first-time buyers or those looking to upsize. With its ideal family-friendly layout and convenient location, this semi-detached house on Teal Road is a wonderful place to call home. Don't miss the chance to view this charming property and envision the possibilities it holds for you and your family.

## Entrance Hall

Upvc door to front and staircase to first floor landing, radiator.

## Lounge

138 x 128 (4.17m x 3.86m)

Upvc double glazed window to front, part panelled wall and radiator.

## Kitchen/Diner

207 x 85 (6.27m x 2.57m)

Upvc double glazed window to rear, wall, base and drawer units with contrasting worktops including breakfast bar. Composite sink with mixer taps, electric hob with extractor over and eye level oven. Integrated dishwasher, fridge freezer and washing machine, breakfast bar, under stairs storage and radiator. Open aspect to dining area which has plenty of space for a table and chairs, part panelled walls and vertical radiator. Double doors to conservatory.

## Conservatory

12'3 x 8'9 (3.73m x 2.67m)

Half wall, half upvc double glazed with pitched roof. Wall mounted electric heater and door to the side.

## First Floor Landing

Upvc double glazed window to side, access to part boarded loft with power and light via drop down ladder.

## Bedroom One

14'1 x 11'2 (4.29m x 3.40m)

Upvc double glazed window to front, storage cupboard and radiator.

## Bedroom Two

11'9 x 8'5 (3.58m x 2.57m)

Upvc double glazed window to rear, part panelled walls, two wardrobes and radiator.

## Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

Upvc double glazed window to front, part panelled walls and radiator.

## Bathroom

Upvc double glazed obscure windows to side and rear, P shaped bath with waterfall shower over and screen, low level w.c and wash hand basin in vanity. Heated towel rail and tiled walls.

## Externally

To the front there is off street parking for two vehicles and access to rear garden.

To the rear is a spacious enclosed garden which is mainly laid to lawn.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845  
Conservation Area No  
Flood Risk Very low  
Floor Area 893 ft 2 / 83 m 2  
Plot size 0.06 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

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

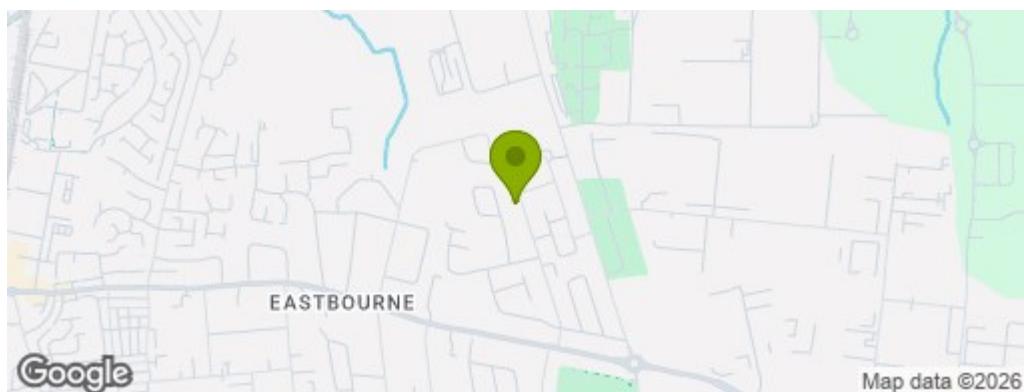
BT  
Sky  
Virgin

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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 floorplan is for guidance purposes only and should not 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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