



Yarm Road

Darlington DL1 1XN

Offers Over £140,000





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# Yarm Road

Darlington DL1 1XN



- Mature Semi Detached
- Gardens Front, Side & Rear
- EPC Rating E

- Three Bedrooms
- Garage & Off Street Parking
- No Onward Chain

- Open Plan Kitchen/Diner
- Council Tax Band B
- Viewing Recommended

This well presented three bedroom semi detached property located on a prime corner position on the corner of Estoril Road comes to the market with no onward chain. The property in our opinion would be the perfect family home and is within easy reach of retail parks, Morrisons, The Range, Aldi, Iceland and major employers such as Amazon, EE and Magnet. The property offers good size family accommodation with an open plan kitchen/diner with doors leading out into the rear garden. There is ample off street parking and gardens to the front, side and rear. Viewing is recommended.

## Entrance Hallway

Upvc door to the front, window to the front, radiator, staircase to the first floor.

## Lounge

15'7 x 12'1 (4.75m x 3.68m)

Upvc double glazed bow window to the front, radiator and double doors leading into kitchen/diner

## Kitchen/Diner

18'7 x 12'5 (5.66m x 3.78m)

Upvc double glazed window to the rear, sliding doors to the rear and single door. Kitchen Area is fitted with a range of modern cream wall, base and drawer units,

granite work surfaces, matching splash backs, stainless steel sink unit with mixer tap and mixer spray attachment, integrated double oven, induction hob, integrated dishwasher, integrated washing machine, tiled flooring, radiator.

## Kitchen Area

### First Floor

Landing. Upvc double glazed window to the side.

### Bedroom 1

14'6 x 9'3 (4.42m x 2.82m)

Upvc double glazed bow window to the front, fitted double and triple wardrobes and radiator.

### Bedroom 2

11'10 x 9'3 (3.61m x 2.82m)

Upvc double glazed window to the rear, two double wardrobes and radiator.

### Bedroom 3

8'6 x 7'8 (2.59m x 2.34m)

Upvc double glazed window to the front and radiator.

## Bathroom

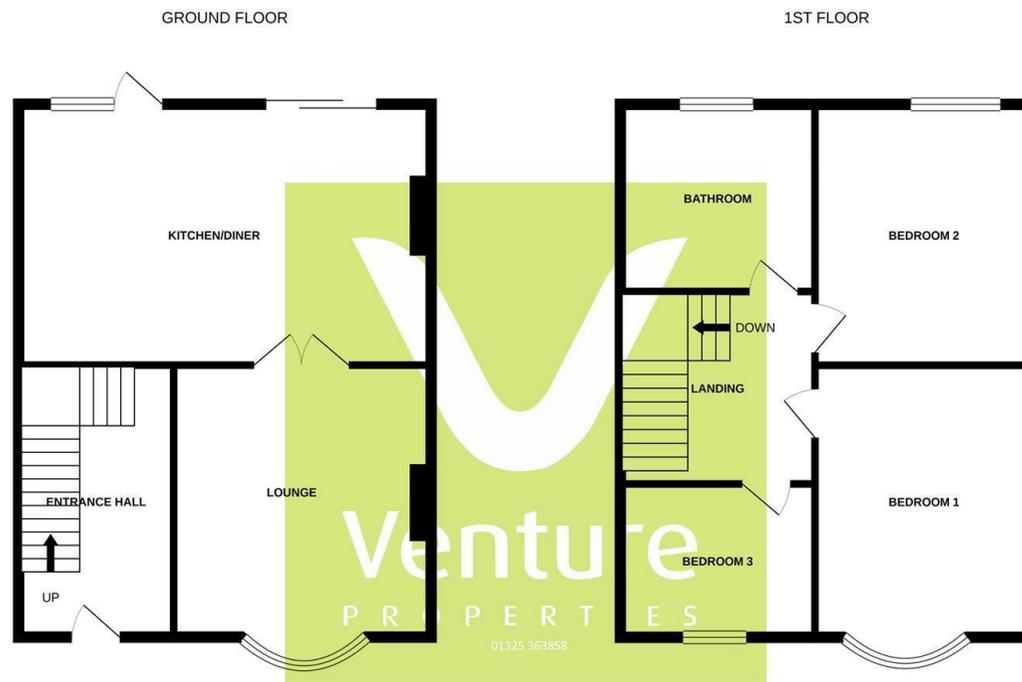
Fitted with a white suite comprising corner bath, low level wc, wash hand basin in vanity unit, fully tiled walls, tiled flooring and obscure window.

## Externally

The property has gardens to the front, side and rear. The rear garden has access via the driveway. There is a single garage and off street parking.

## Council Tax

Band B



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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## Property Information

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