



Yarm Road

Darlington DL1 1BD

Offers In The Region Of £135,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Yarm Road

Darlington DL1 1BD



- Three Bedroom Property
- Council Tax Band C

- Eastbourne Area of Darlington
- Epc Rating D

- Ideal for Easy Commuting

Situated on Yarm Road in the Eastbourne area of Darlington, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms serves as perfect gathering spaces, ideal for entertaining guests or enjoying quiet evenings at home.

The property features off street parking, providing ease of access and peace of mind.

One of the standout features of this home is its prime location. It is ideally situated for those who require excellent travel links, making commuting a breeze. Furthermore, the property is conveniently close to a variety of local amenities, including shops, schools, and parks.

This semi-detached house on Yarm Road is not just a place to live; it is a wonderful opportunity to create lasting memories. Whether you are looking to settle down or seeking a sound investment, this property is well worth considering.

The property is offered to the market with No Onward Chain and viewing is recommended.

Contact our office today to arrange a viewing.

Entrance Hall

Upvc double glazed window and door to front, staircase to first floor landing, understairs storage cupboard and radiator.

Lounge

14'06 x 12'00 (4.42m x 3.66m)

Upvc double glazed window to front and radiator.

Dining Room

12'10 x 11'01 (3.91m x 3.38m)

Upvc double glazed window to rear and radiator.

Kitchen

7'01 x 12'10 (2.16m x 3.91m)

Two Upvc double glazed windows to side, fitted with wall, base and drawer units and stainless steel sink with mixer tap. There is space for a cooker, fridge freezer and washing machine. There are part tiled walls and a radiator. Upvc door to rear elevation.

First Floor Landing

Upvc double glazed window to side.

Bedroom One

14'07 x 10'10 (4.45m x 3.30m)

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

Bedroom Two

11'01 x 12'11 (3.38m x 3.94m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three

8'11 x 7'02 (2.72m x 2.18m)

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

Bathroom

Walk in shower, wash hand basin in vanity unit and concealed Logic Boiler which was installed in 2023.

W.C

With Upvc double glazed window to side and w.c.

Externally

There is a paved driveway to the front allowing off street parking, side access to the rear garden which is paved with pebbles. Garage and shed.

Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,065 ft 2 / 99 m 2

Plot size

-

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Tenure

Freehold

Note

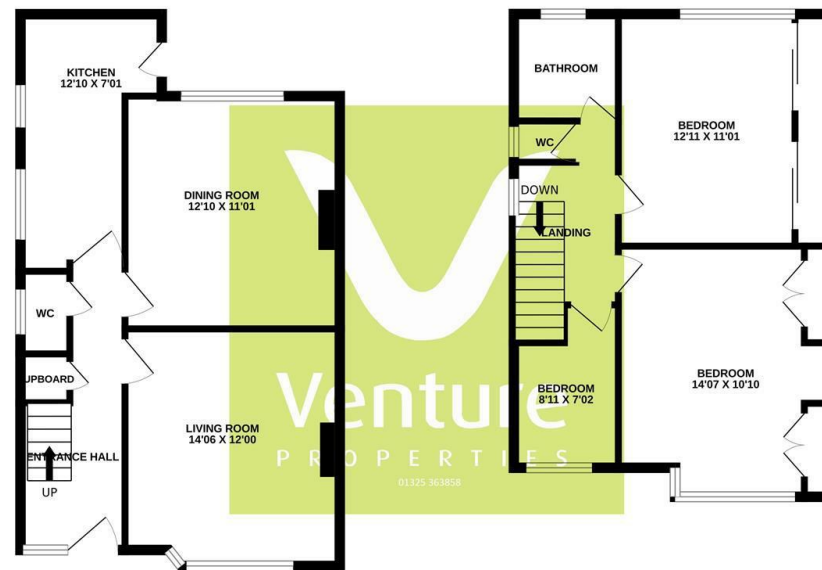
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

Ground Floor Cloakroom

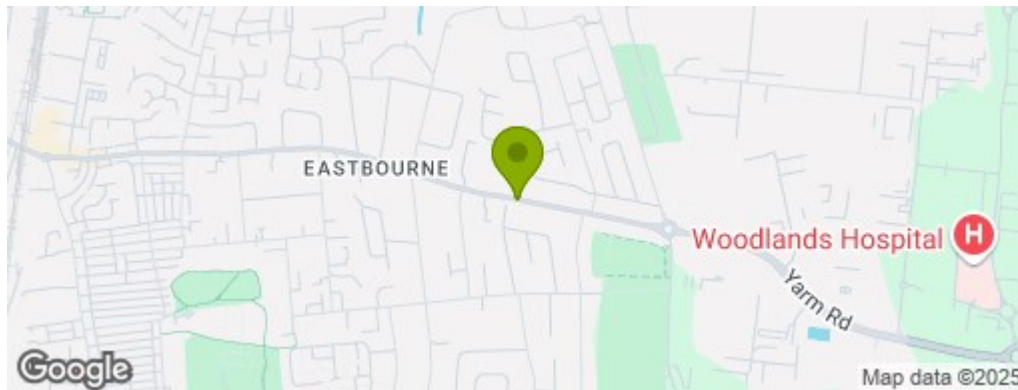
With a low level w.c.

GROUND FLOOR

1ST FLOOR



While 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.
Made with Metropix ©2025



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com