



**Geneva Road**

Darlington DL1 4HH

**Offers In The Region Of £150,000**







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# Geneva Road

## Darlington DL1 4HH



- Immaculate Two Bedroom Semi Detached
  - Double Garage
  - Must Be Seen
- Eastbourne Location
  - EPC Rating D
- Large Gardens and Parking
  - Council Tax Band A

Located on Geneva Road in Darlington, this immaculately presented two-bedroom semi-detached house offers a perfect blend of modern living and convenience. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and a contemporary kitchen/diner equipped with integrated appliances, making it a delightful space for culinary enthusiasts.

The home features two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed, ensuring comfort and functionality for everyday use.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes parking for ample vehicles and a double garage, providing plenty of storage and convenience for your vehicles.

Situated in the desirable Eastbourne location, this home is conveniently close to the railway station, schools, and various amenities, making it an ideal choice for families and commuters alike.

This property is in ready-to-move-into condition, allowing you to settle in without delay. Whether you are a first-time buyer or looking to downsize, this semi-detached house presents an excellent opportunity to enjoy comfortable living in a vibrant community. Don't miss the chance to make this lovely house your new home.

**Entrance Hall**  
Upvc door to side, open plan into the kitchen/diner.

**Kitchen/Diner**  
13'09 x 12'05 (4.19m x 3.78m)  
Upvc double glazed windows to side and rear. Fitted with a stylish range of white, base and drawer units with contrasting work surfaces and matching splashbacks, integrated oven, hob and extractor over, integrated washing machine, dishwasher and fridge freezer, tiled flooring and space for table and chairs, open plan staircase to the first floor and understairs storage cupboard.

**Lounge**  
13'04 x 13'04 (4.06m x 4.06m)  
Upvc double glazed bay window to the front, fireplace with electric fire and radiator.

**First Floor Landing**  
Access to fully boarded loft via drop down ladder, with power and light.

**Bedroom One**  
13'05 x 10'06 (4.09m x 3.20m)  
Upvc double glazed window to front, coving to ceiling and radiator.

**Bedroom Two**  
9'02 x 7'00 (2.79m x 2.13m)  
Upvc double glazed window to rear, concealed Boiler (installed 2023) and radiator.

**Bathroom**  
Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin. Part tiled walls and fully tiled floor.

**Double Garage**  
Fully insulated roof, power and lighting.

**Externally**  
There is a gravelled garden/driveway to the front accessed via a wooden gate, side access leading to a larger than average rear garden which is mainly gravelled with hardstanding and lawned area.

**Tenure**  
Freehold

**Property Details**  
Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low

Floor Area 764 ft 2 / 71 m 2  
Plot size 0.08 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
1 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

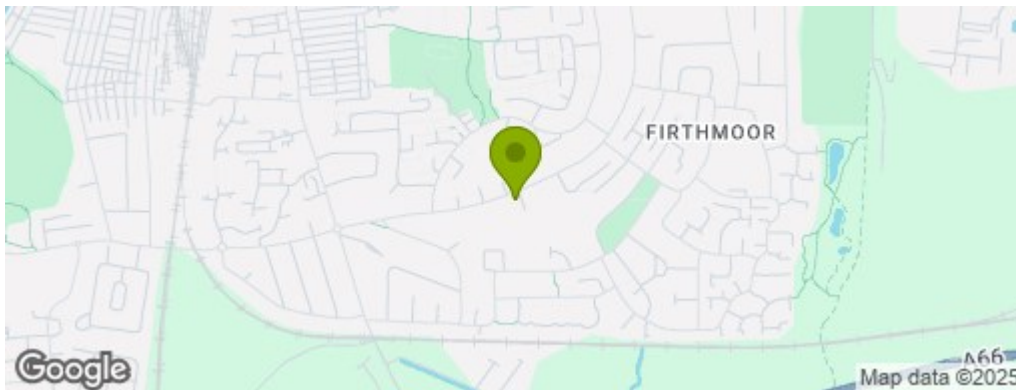
BT  
Sky  
Virgin

**Note**  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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