



Geneva Road

Darlington DL1 4HG

Offers Over £115,000





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Geneva Road

Darlington DL1 4HG



- Two Bedroom
 - No Chain
 - EPC Grade TBC
- Mature Style Semi Detached House
 - Excellent Sized Garden To Rear
- Two Reception Rooms
 - Priced To Sell

Situated on the charming Geneva Road in Darlington, this delightful two-bedroom semi-detached house is a perfect blend of comfort and convenience. Boasting a mature style, this property features two cosy reception rooms that offer ample space for relaxation and entertainment.

One of the standout features of this lovely home is the generously sized rear garden, providing a fantastic outdoor space for gardening enthusiasts, families, or those who simply enjoy al fresco dining in the fresh air.

Conveniently offered with no chain, this property ensures a smooth and hassle-free transition for its new owners. Its proximity to local amenities and the nearby train station adds to the appeal, making daily commutes or running errands a breeze.

Don't miss the opportunity to make this charming semi-detached house your new home sweet home in Darlington.

Entrance Hall
With double glazed front door, and stairs to the first floor

Lounge
14'5" x 13'9" (4.4 x 4.2)
Situated to the front with double glazed bay window, feature fireplace and gas central heating radiator.

Dining Room
10'5" x 9'10" (3.2 x 3.0)
Situated to the rear with understairs store cupboard and gas central heating radiator.

Kitchen
7'10" x 12'9" (2.4 x 3.9)
Situated to the rear with double glazed window, velux roof window, integrated electric oven and hob with overhead extractor unit and rear back door.

First Floor
Landing

Bedroom 1
12'1" x 11'5" (3.7 x 3.5)
Situated to the front with double glazed bay window and gas central heating radiator.

Bedroom 2
9'10" x 11'9" (3.0 x 3.6)
Situated to the rear with double glazed window and gas central heating radiator.

Shower Room/W.C
Shower set within a cubicle, low level W.C., wash hand basin and tiled flooring.

Outside
The home stands on a prime site with shared driveway leading to a workshop garage. To the rear the home stands on a prime site with excellent sized rear garden which is mainly laid to lawn.

Council Tax
Band C

Tenure

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

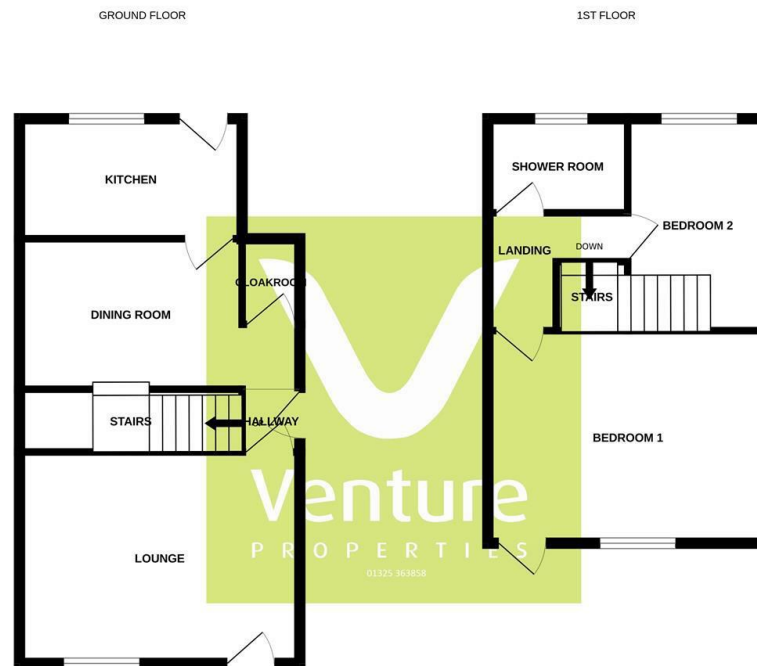
Property Information
Local Authority

Darlington
Council Tax
Band:
A
Annual Price:
£1,506
Conservation Area
No
Flood Risk
No Risk
Floor Area
882 ft 2 / 82 m 2
Plot size
0.06 acres
Mobile coverage

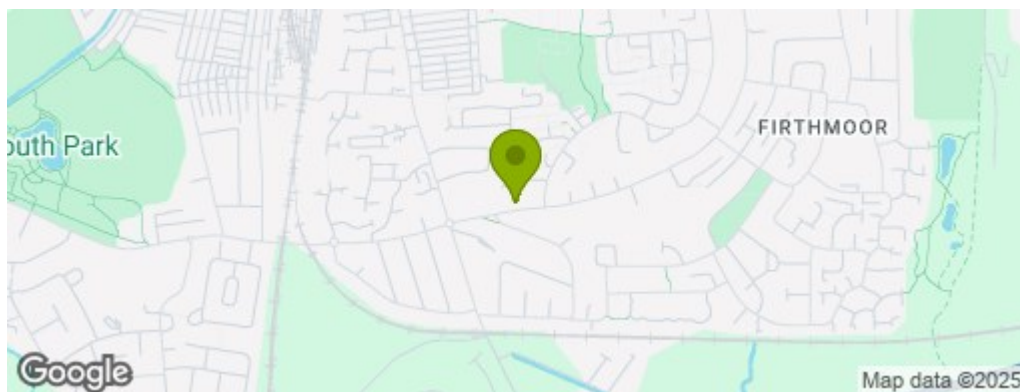
EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
9000 Mbps
Satellite / Fibre TV Availability

BT
Sky



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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