



Geneva Road

Darlington DL1 4HS

Offers Over £105,000





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.



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Geneva Road

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- Two Bedroom Semi-Detached Property
- Close to Travel Links

- Eastbourne Location
- Council Tax Band A

- Off-Street Parking
- Epc Rating E

On Geneva Road in the charming town of Darlington, this two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and seasoned investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, and two comfortable bedrooms that offer a peaceful retreat at the end of the day.

Situated close to a variety of local amenities, such as shops, schools, and recreational facilities, this convenience makes it an ideal choice for families and professionals.

With plenty of potential for enhancement, this property invites you to explore its possibilities. Whether you envision modernising the interiors or expanding the living space, the scope for improvement is significant, making it a promising investment opportunity.

In summary, this semi-detached house on Geneva Road is not just a home; it is a canvas awaiting your personal touch. With its prime location and ample potential, it stands as a remarkable prospect in the heart of Darlington. Do not miss the chance to make this property your own.

Entrance Hall

Composite door to front, staircase to first floor and radiator.

Lounge

13'10 x 12'10 (4.22m x 3.91m)

Upvc double glazed window to front, fireplace with electric fire.

Kitchen

13'08 x 9'04 (4.17m x 2.84m)

Two Upvc double glazed windows to rear, fitted with wall, base and drawer units, five ring gas hob and double oven with extractor over. Composite sink with mixer tap, integrated fridge freezer and washing machine, radiator and vinyl flooring.

Utility Room

Upvc double glazed window to rear and door to side. Wall mounted Boiler.

First Floor Landing

Bedroom One

13'00 x 17'03 (3.96m x 5.26m)

Two Upvc double glazed windows to front, storage cupboard and radiator.

Bedroom Two

9'05 x 9'11 (2.87m x 3.02m)

Upvc double glazed window to rear and radiator.

Shower Room

Upvc double glazed obscure window to rear, corner shower cubicle, w.c, wash hand basin in vanity unit, Pvc wall panelling and vinyl flooring.

Externally

To the front is an enclosed garden with gated access.

To the side there is off street parking.

Council Tax

Band A

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

Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

710 ft 2 / 66 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

75 Mbps

Ultrafast

9000 Mbps

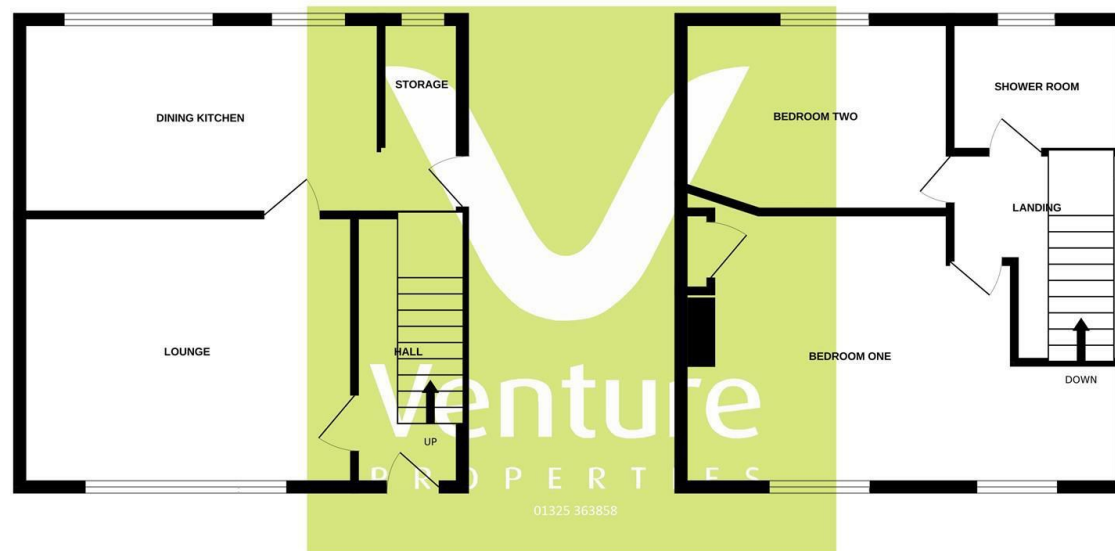
Satellite / Fibre TV Availability

BT

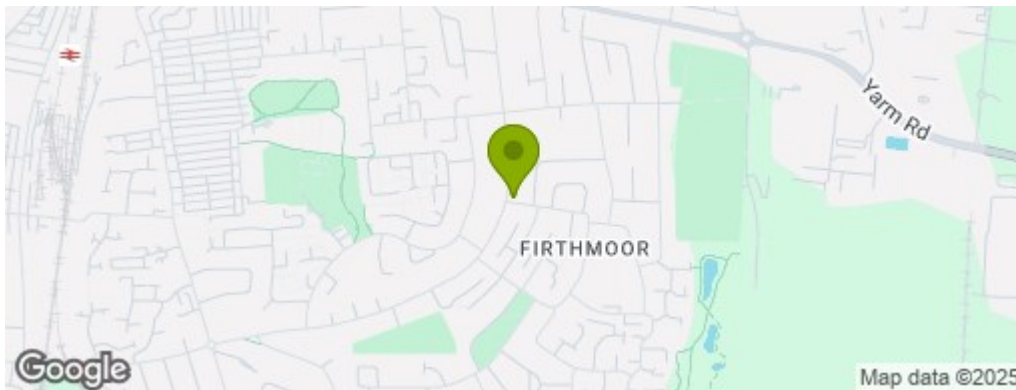
Sky

GROUND FLOOR

1ST FLOOR



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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