



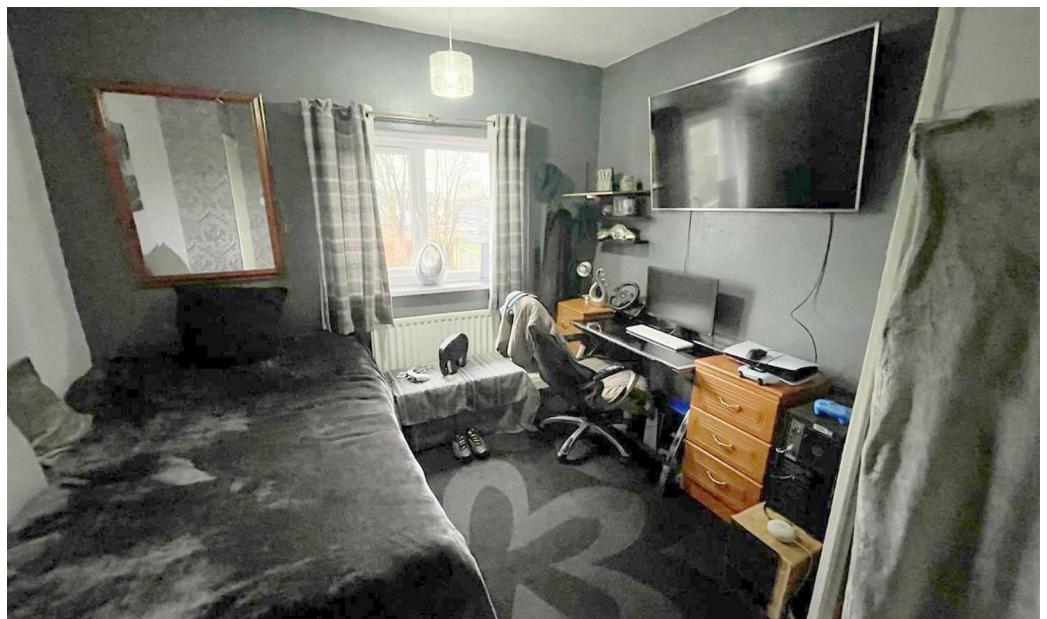
Geneva Road
Darlington DL1 4HJ

Offers In Excess Of £125,000





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

Darlington DL1 4HJ



- Two Bedroom Semi-Detached Property
- Perfect for Travel Links and Schools
- Ideal First Home

- Eastbourne Location
- Council Tax Band A
- Viewing Advised

- Generous Rear Garden
- Epc Rating C

On Geneva Road in Darlington, this delightful two-bedroom semi-detached house presents an excellent opportunity for a number of potential buyers. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms offer ample space for comfortable living, making it an ideal setting for small families or couples.

One of the standout features of this home is the generous rear garden, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. The garden is ready for your personal touch, whether you envision a tranquil retreat or a vibrant family area.

Conveniently located, this property is close to a variety of amenities, including shops, parks, and schools, ensuring that everything you need is just a short distance away. The surrounding area is well-regarded for its accessibility, making it a desirable place to live.

This property is a place where you can create lasting memories, with its appealing features and prime location, it is an opportunity not to be missed. Whether you are looking to take your first step onto the property ladder or seeking a comfortable home, this house is sure to meet your needs.

Entrance Hall

Upvc double glazed window to front.

Lounge

14'4 x 13'5 (4.37m x 4.09m)

Upvc double glazed window to front, under stairs storage and radiator.

Kitchen/Diner

17'6 x 7'11 (5.33m x 2.41m)

Two Upvc double glazed windows to rear, fitted with wall, base and drawer units, sink unit with mixer tap, electric hob and oven with extractor over. There is space for a washing machine and fridge freezer, radiator and door to rear.

First Floor Landing

Upvc double glazed window to side.

Bedroom One

14'7 x 10'5 (4.45m x 3.18m)

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

Bedroom Two

11 x 10'9 (3.35m x 3.28m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath, w.c, wash hand basin and radiator.

Externally

To the front there is an enclosed garden.

To the rear is a generous garden which is mainly laid to lawn with patio area.

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

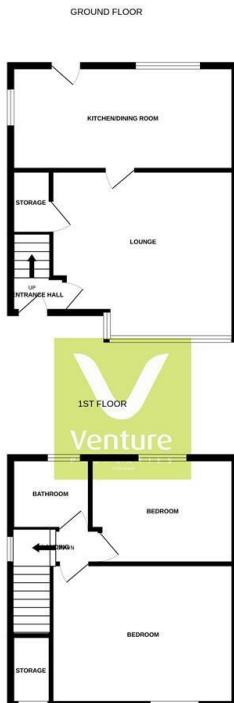
Local Authority

Darlington
Council Tax
Band:
A
Annual Price:
£1,506
Conservation Area
No
Flood Risk
No Risk
Floor Area
785 ft 2 / 73 m 2
Plot size
0.07 acres
Mobile coverage

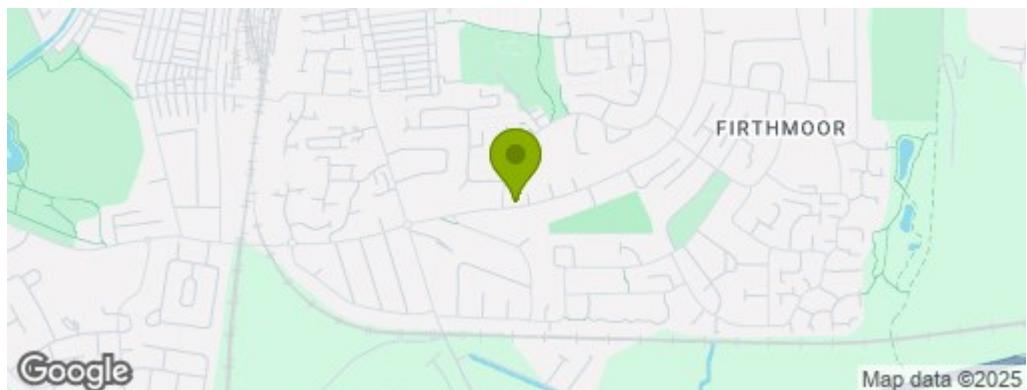
EE
Vodafone
Three
O2
Broadband

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

BT
Sky
Virgin



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and equipment 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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