



**Teal Road**

Darlington DL1 1DF

**£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 firm's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Teal Road

## Darlington DL1 1DF



- Two Bedroom Semi Detached House
- Situated Close To Amenities
- EPC Rating TBC

- Large Lounge Running Front To Rear
- Gas Central Heated & Double Glazed
- Council Tax Band

- West Facing Large Rear Garden
- Priced To Sell
- Eastbourne Location

Nestled on Teal Road in the charming town of Darlington, this deceptively spacious two-bedroom semi-detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable home. The property boasts a large lounge that runs from the front to the rear, providing an inviting space for relaxation and entertaining.

The generous dimensions of the lounge allow for versatile furniture arrangements, making it easy to create a warm and welcoming atmosphere. The house also features a large west-facing rear garden, perfect for enjoying the afternoon sun and ideal for outdoor activities or gardening enthusiasts.

Moreover, there is potential for further extension, offering the possibility to enhance the living space to suit your needs. This flexibility makes the property an attractive option for those looking to invest in their future.

With its convenient location and ample space, this semi-detached house is not just a property; it is a place where memories can be made. Whether you are starting your journey as a homeowner or seeking a family-friendly environment, this home on Teal Road is sure to meet your needs. Do not miss the chance to view this delightful property and envision the possibilities it holds.

### Entrance Hall

With front door, stairs to the first floor and store cupboard.

### Lounge

9'10" x 18'0" (3.0 x 5.5)

Running front to rear of the property with double glazed windows both to the front and rear elevation, feature fireplace and gas central heating radiator.

### Kitchen Breakfast Room

12'1" x 9'6" (3.7 x 2.9)

Situated to the rear of the property with a modern range of wall floor and drawer units with contrasting worksurfaces, plumbing for an automatic washing machine, cooker connection point, part tiled walls, gas central heating radiator, double glazed windows to side and rear elevation and rear back door leading out to the pleasing rear garden

### First Floor

Landing with fully boarded loft access and window to side elevation.

### Bedroom One

9'10" x 11'9" min (3.0 x 3.6 min)

Situated to the front of the property with double glazed window, gas central heating radiator and fitted wardrobes with hanging and storage space.

### Bedroom Two

8'6" x 13'9" max (2.6 x 4.2 max)

Situated to the rear of the property with double glazed window, gas central heating radiator and fitted robes.

### Bathroom

With a white suite comprising panelled bath with overhead shower, pedestal wash handbasin, part tiled walls and double glazed window.

### Separate W,C

With a a low level W,C and double glazed window.

### Externally

The property stands in a prime location with garden to the front to the rear of the property there is a large west facing garden of which is mainly laid to lawn and there is side access and brick built store shed with electrics.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

67 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

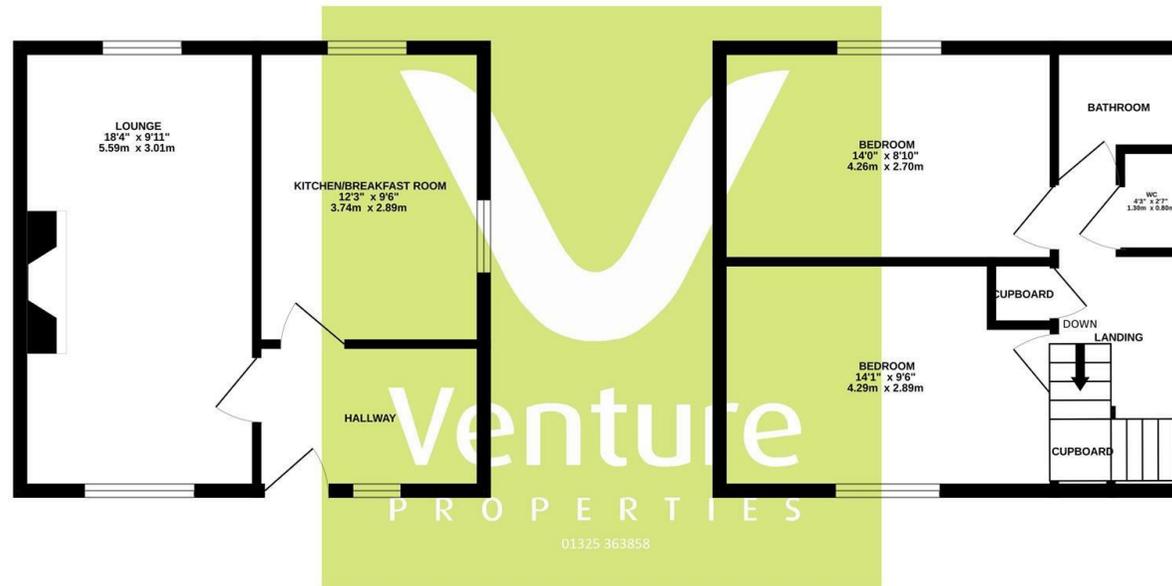
Virgin

### 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

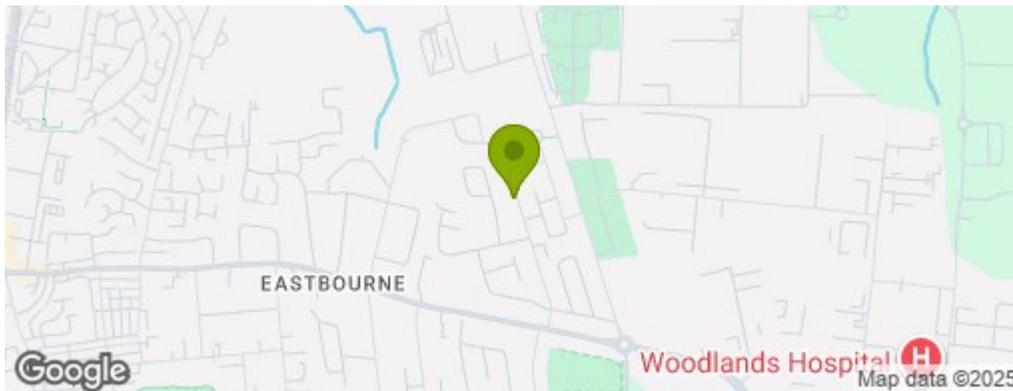
GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.

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.  
Made with Metropix ©2025



## Property Information

01325 363858

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