



VENTURE
PLATINUM

Geneva Road | Darlington
Or Nearest Offer £115,000



This well presented two bedroom mature semi detached property is situated in the Eastbourne area of Darlington close to many amenities including Retail Parks, supermarkets, popular schools and Darlington Mainline Railway Station to hand.

The property has recently benefitted from a newly fitted gas central heating boiler and a full electrical rewire (2023) and has been freshly decorated throughout and in our opinion would make a perfect first time home or for that of an investor.

Viewing is highly recommended.

Entrance Hallway

With door to the side and staircase to the first floor.



Lounge 4.50m x 4.24m (14'09 x 13'11)

With Upvc double glazed bay window to the front, feature fireplace with electric fire and radiator.

Dining Room 4.19m x 2.95m (13'09 x 9'08)

A light and airy room with Upvc double glazed windows to the side and rear and radiator, semi open plan to the kitchen.

Kitchen 2.90m x 3.00m (9'6" x 9'10")

With Upvc double glazed window to the rear enjoying views over the well established garden.

Fitted with a range of light beech wall, base and drawer unit, contrasting work surfaces and part tiled walls, space for cooker, space for washing machine, space for fridge and freezer and space for dish washer, newly fitted vinyl flooring.



Staircase/Landing

Bedroom One 4.24m x 3.58m (13'11 x 11'09)

With a Upvc double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom Two 4.24m x 2.95m (13'11 x 9'08)

With two Upvc double glazed windows to the rear, fitted wardrobes and radiator.

Bathroom

With a Upvc double glazed window to the side. fitted with a shower cubicle, low level w.c. and wash hand basin within vanity unit, part pvc and part tiled walls with tiled flooring and heated towel rail.



Externally

There is a garden to the front with hardstanding for off street parking. The well established rear garden is lawned with patio area.





Note

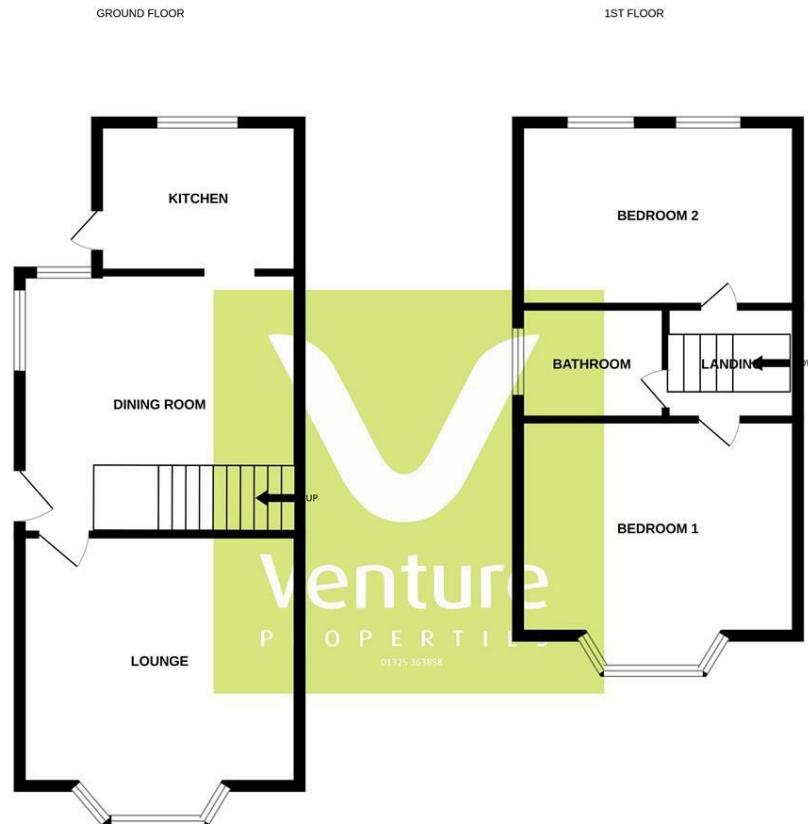
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Tenure

Council Tax Band
Band A



356 Geneva Road | Darlington



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 inaccuracy. Prospective purchasers should satisfy themselves that the property is suitable for their needs 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.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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