



## Geneva Crescent

Darlington DL1 4LA

£150,000





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# Geneva Crescent

## Darlington DL1 4LA



- Mature Two Bedroom Semi Detached
- Viewing Essential
- EPC Rating D

- Eastbourne Location
- Open Plan Kitchen/Diner/Family Room
- Council Tax Band A

- Close to Railway Station
- Gardens and Parking

Located in the desirable Eastbourne area of Darlington, this much improved two-bedroom semi-detached house on Geneva Crescent is a splendid opportunity for families and first-time buyers alike. The property is superbly presented, showcasing a blend of modern living and traditional comfort.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen, which is open plan and seamlessly connects to the dining/family room. This layout not only enhances the flow of the home but also creates a warm and welcoming atmosphere for gatherings with family and friends.

The property boasts well-planned and maintained gardens, providing a delightful outdoor space for children to play or for you to enjoy a quiet moment in the sun. Additionally, off-street parking is available, ensuring convenience for you and your guests.

Situated close to the railway station, schools, and various amenities, this home offers both comfort and practicality. With its appealing features and prime location, this semi-detached house is a perfect choice for those looking to settle in a vibrant community. Do not miss the chance to make this lovely property your new home.

### Entrance Hall

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

### Lounge

14'7 x 13'7 (4.45m x 4.14m)

With upvc double glazed bow window to the front, feature fireplace with tiled back and hearth and gas fire, coving to ceiling and radiator.

### Sitting Room

11'5 x 11'1 (3.48m x 3.38m)

Which has brick feature fireplace with recess with log burner, under stairs storage cupboard, engineered oak flooring. Open plan to the dining area and kitchen.

### Kitchen/Dining Room

Fitted with a superb range of modern cream wall, base and drawer units,

contrasting work surfaces, double oven, integrated microwave, integrated tumble dryer, integrated washing machine, integrated dishwasher, carousel units, integrated fridge/freezer, one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, 4 ring Whirlpool ceramic hob, radiator and upvc double glazed window to the rear, double doors to the rear, two velux windows and ceiling spotlights.

### Ground Floor Cloakroom

With a low level w.c. and wash hand basin, fully tiled walls and Upvc double glazed window to the side.

### Staircase/Landing

#### Bedroom One

14'7 x 13'7 (4.45m x 4.14m)

Upvc double glazed bow window to the front, fitted with a range of wardrobes providing hanging and shelving and drawers, radiator.

#### Bedroom Two

14'8 x 8 (4.47m x 2.44m)

Upvc double glazed window to the rear, fitted wardrobes with sliding doors and radiator.

### Family Bathroom

Fitted with a modern white suite comprising P-shaped panelled bath with shower over and screen, low level wc, wash hand basin in vanity unit, cupboard with shelving, vinyl flooring, ceiling spotlights and obscure window to the rear.

### Externally

The property has block paving to the front allowing off street parking.

Side access leading to the rear garden which is south west facing with patio areas and lawned area, brick built bar-be-cue, Storage shed.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 796 ft<sup>2</sup> / 74 m<sup>2</sup>

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

70 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

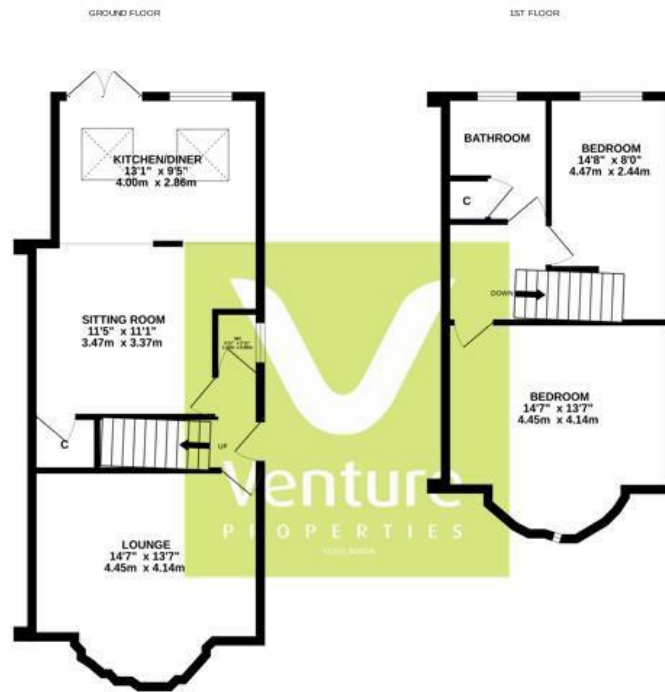
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Sky

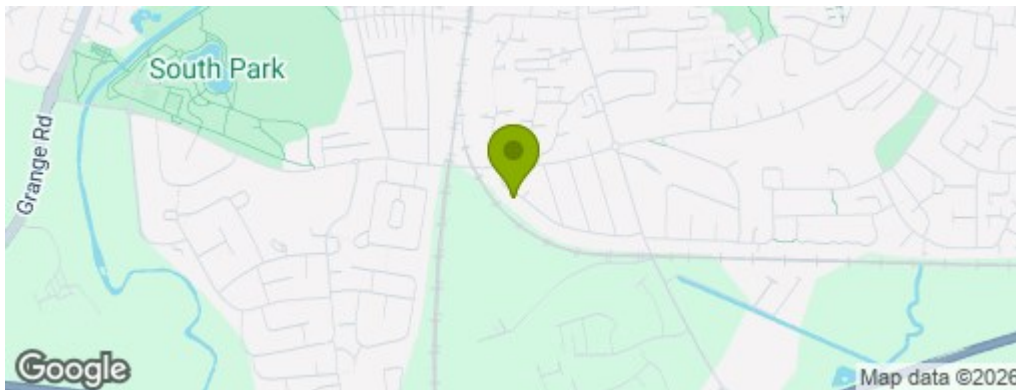
Virgin

### Note

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While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, etc. are only approximate and no responsibility is taken for any errors. The information is provided for general guidance only and should not be used as a basis for any legal proceedings. The information is provided as a guide only and is not intended to be a guarantee of any kind. Venture Properties Ltd. 2026



## Property Information

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