



**Yarm Road**

Darlington DL1 1BE

**Offers Over £165,000**





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# Yarm Road

Darlington DL1 1BE



- Three Bedroom Semi-Detached Property
- Enclosed Rear Garden
- Council Tax Band B

- Eastbourne Area of Darlington
- No Onward Chain
- EPC Rating D

- Off Street Parking
- Excellent Travel and Transport Links

Situated in Eastbourne area of Darlington, this traditional semi-detached house on Yarm Road presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this mature property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining, while the modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

The property features a well-maintained first floor bathroom, ensuring convenience for all residents. One of the standout aspects of this home is the off-street parking, accommodating up to two vehicles, which is a rare find in this sought-after location. The easy-to-maintain rear garden offers a delightful outdoor space, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated close to essential amenities, including schools and retail parks, this home is perfectly positioned for those who value accessibility and community. With no onward chain, this property is ready for you to move in and make it your own without delay. Whether you are a first-time buyer or looking to settle into a family home, this semi-detached house on Yarm Road is a must-see. Don't miss the chance to explore this wonderful opportunity in a vibrant and welcoming neighbourhood.

## Entrance Hall

Upvc door and window to front, staircase to first floor landing with storage under.

## Lounge

14'5 x 11'11 (4.39m x 3.63m)

Upvc double glazed bow window to front, feature fireplace with inset gas fire, marble back and hearth, with radiator.

## Dining Room

11'11 x 11'9 (3.63m x 3.58m)

Double glazed French doors to rear and radiator, ample space for a dining table and chairs.

## Kitchen

16'9" x 15'10" (5.11 x 4.85)

Upvc double glazed windows to both rear and sides, modern fitted wall, base and drawer units with contrasting worktops. Five ring gas hob with electric oven and extractor over. Integrated sink with mixer tap, space for a washing machine. Spotlights to ceiling and door to side.

## First Floor Landing

Upvc double glazed window to side.

## Bedroom One

14'5 x 10'6 (4.39m x 3.20m)

Upvc double glazed bow window to front, fitted wardrobes and radiator.

## Bedroom Two

11'10 x 11'10 (3.61m x 3.61m)

Upvc double glazed window to rear and radiator with fitted storage.

## Bedroom Three

9'2 x 7'5 (2.79m x 2.26m)

Upvc double glazed window to front and radiator with storage shelving.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with central taps, walk in shower cubicle, wash hand basin, low level w.c and part tiled walls.

## Externally

To the front is a block paved drive, allowing for off street parking and gated access to rear garden.

To the rear the enclosed garden is mainly laid to paving.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940  
Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.04 acres  
Mobile coverage

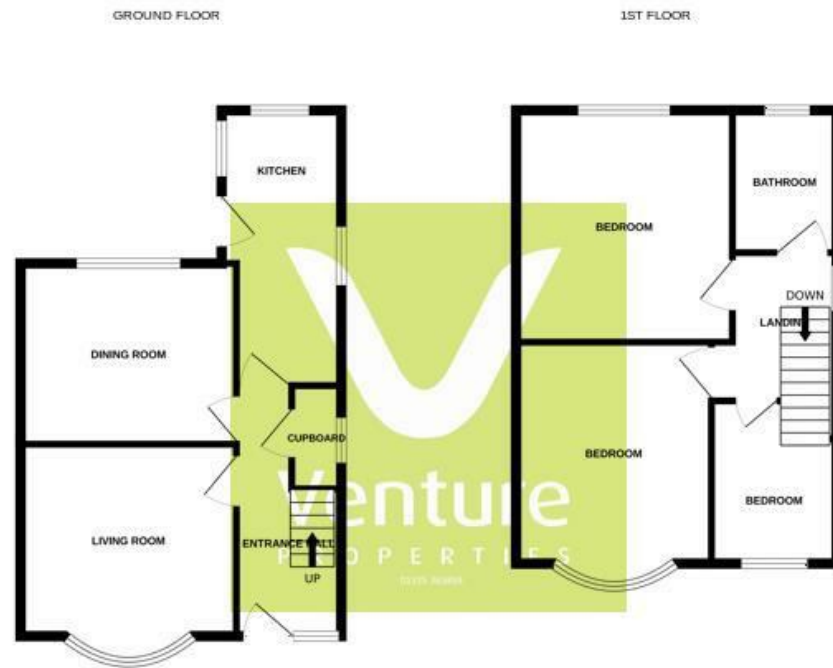
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

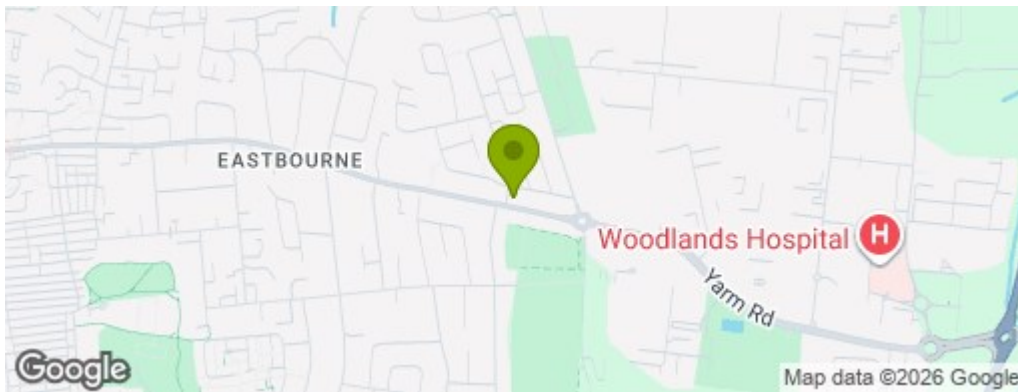
BT  
Sky  
Virgin

## Note

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While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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