



Geneva Gardens

Darlington DL1 4LB

Offers Over £145,000





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Geneva Gardens

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- Two Bedroom Semi-Detached Property
- Garage
- Close to Amenities

- Eastbourne Area of Darlington
- Modern Kitchen
- Council Tax Band A

- Off Street Parking
- Shower Room / Bathroom / Ground Floor W/C
- EPC Rating D

Welcome to Geneva Gardens, Darlington, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The property features a modern shower room conveniently located off the main bedroom, ensuring privacy and ease of access. The layout is thoughtfully designed to maximise space and functionality, catering to the needs of contemporary living.

Externally, the house boasts a pebbled driveway providing off street parking, a valuable asset in this desirable location. The surrounding area is known for its friendly community and accessibility to local amenities, making it an excellent choice for those looking to settle in a welcoming neighbourhood.

This semi-detached house in Geneva Gardens is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to establish a home in Darlington. Do not miss the chance to view this lovely residence and envision your future here.

Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

Lounge

12'5 x 11'10 (3.78m x 3.61m)

Upvc double glazed bay window to front, coving to ceiling, feature fireplace to recess chimney breast with storage into alcoves and log burner. Laminate flooring and radiator.

Double doors to kitchen / Breakfast Room

Kitchen / Breakfast Room

15'1 x 9'3 (4.60m x 2.82m)

Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting worktops - plinth lighting and breakfast bar for seating. Electric hob and eye level oven with integrated microwave. Integrated fridge freezer and washing machine, composite sink with mixer tap, housed boiler, spotlights to ceiling, laminate flooring and radiator.

Double doors to conservatory.

Conservatory

11'2" x 9'1" (3.41m x 2.79m)

Part Upvc double glazed with door to side and radiator.

Ground Floor Cloaks

Upvc double glazed obscure window to side, low level w.c, wash hand basin and radiator.

First Floor Landing

Upvc double glazed window to side and radiator.

Bedroom One

12'00 x 11'00 (3.66m x 3.35m)

Upvc double glazed window to front, coving to ceiling, fitted wardrobes and access to shower room.

Shower Room

Upvc double glazed obscure window to front, walk in shower with concertina door, waterfall and spray.

Bedroom Two

10'8 x 8'11 (3.25m x 2.72m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen, wash hand basin in vanity, back to wall low level w/c and radiator. Part panelled walls and tiled floor.

Externally

To the front there is a generous gravel driveway providing off street parking along with a feature garden area and access to the rear.

To the rear the enclosed garden is particularly eye pleasing and very well maintained. Consisting off lawn area and generous patio. There is also a 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 678 ft 2 / 63 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

70 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

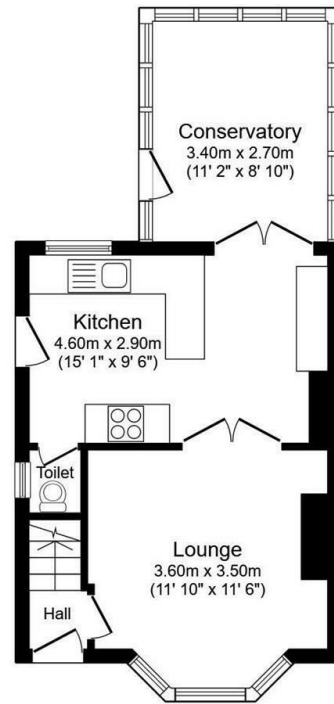
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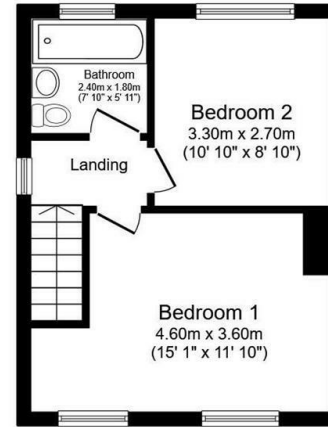
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Note

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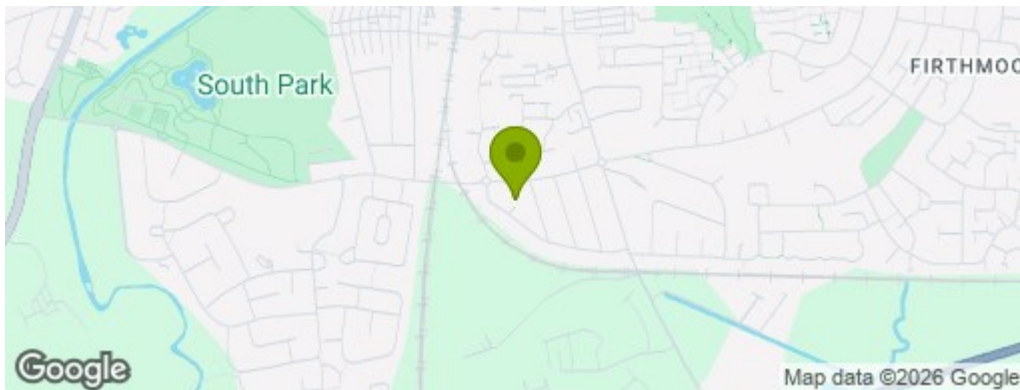
Ground Floor



First Floor

Total floor area 66.7 sq.m. (717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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