

Yarm Road

Darlington DL1 1XL

Offers Over £125,000

Venture PROPERTIES









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Yarm Road

Darlington DL1 1XL



- 3 spacious bedrooms
- Semi-detached house
- Close to amenities
- 2 reception rooms
- Council tax band B
- Sought after Eastbourne
- Large rear garden
- No onward chain
- Ideal for investors

Nestled in the desirable Eastbourne area of Darlington, this charming semi-detached house on Yarm Road presents a fantastic opportunity for both investors and prospective homeowners. Priced to sell, this extended three-bedroom property boasts generous living accommodation, making it an ideal choice for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The well-proportioned lounge and dining room provide a warm and welcoming atmosphere, ideal for creating lasting memories. The property also features a well-sized rear garden, offering a delightful outdoor space for relaxation, gardening, or children's play.

With three comfortable bedrooms, this home caters to a variety of living arrangements, whether you are looking to accommodate a growing family or seeking additional space for guests or a home office. The bathroom is conveniently located to serve the needs of the household.

Situated close to local amenities, this property benefits from easy access to shops, schools, and transport links, ensuring that everything you need is within reach. Offered to the market with no onward chain, this home is ready for you to move in and make it your own.

Do not miss this opportunity to acquire a lovely semi-detached house in a sought-after location. Whether you are an investor looking for a promising rental property or a buyer seeking a family home, this property is sure to impress.

Entrance Hallway
With front door and stairs to the first floor.

Lounge
13'7" x 11'4" (4.14m x 3.46m)
This spacious living room is bright and airy, featuring a large bay window that fills the space with natural light. The room has a neutral carpeted floor and a traditional fireplace surrounded by plain walls with a subtle feature wall, offering a welcoming and cosy atmosphere.

Dining Room
13'7" x 11'4" (4.14m x 3.46m)
This dining room is bright and welcoming with plenty of natural light streaming through the large window that overlooks the garden. It features a built-in corner cupboard for additional storage and wood-effect flooring, creating a versatile space perfect for family meals and entertaining.

Kitchen
16'1" x 7'0" (4.90m x 2.14m)
A well-proportioned kitchen with a modern feel, offering ample white cabinetry on both sides for storage. The kitchen benefits from two windows allowing natural light in, and it is finished with a contrasting black work surface and a tiled splashback. A door leads to the outside, providing convenient access to the garden.

First Floor
Landing.

Bedroom 1
15'0" x 10'6" (4.57m x 3.20m)
A comfortable bedroom with a large bay window that fills the room with light and adds charm. The room is carpeted in a dark colour and features an original fireplace with a simple decor scheme, creating a relaxing and cosy space.

Bedroom 2
8'6" x 7'9" (2.59m x 2.36m)
This bedroom offers good space and natural light from a single window. The room is carpeted and has a neutral colour scheme with a dark roller blind, making it a quiet and private sleeping area.

Bedroom 3
12'1" x 10'8" (3.68m x 3.24m)
A well-sized bedroom featuring a window overlooking the garden, bringing in plenty of daylight. The room is neutrally decorated and carpeted, providing a comfortable space for rest and relaxation.

Bathroom
7'9" x 7'1" (2.36m x 2.16m)
The bathroom is bright and functional, fitted with a white suite including a bathtub, a pedestal wash basin, and a toilet. The walls are half-tiled with a decorative border, and the room benefits from a frosted window for natural light and privacy.

Rear Garden
The garden extends to the rear with a paved seating area adjacent to the house and a lawn bordered by wooden fencing. It offers a private outdoor space with established trees and shrubs at the end, ideal for relaxing or gardening.

Tenure
Freehold

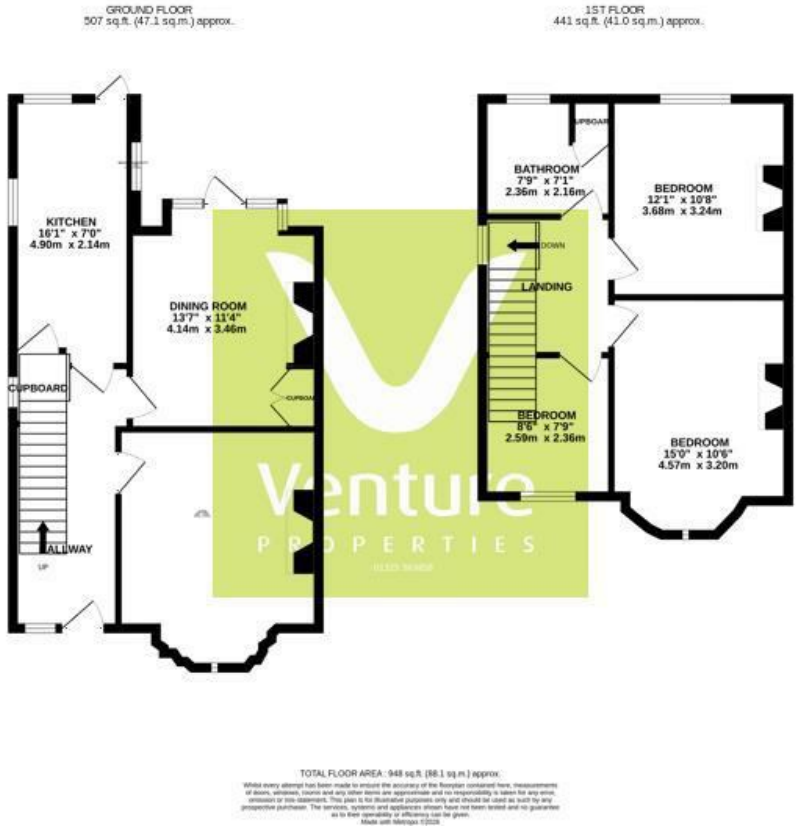
Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 1,097 ft 2 / 102 m 2
Plot size 0.07 acres
Mobile coverage

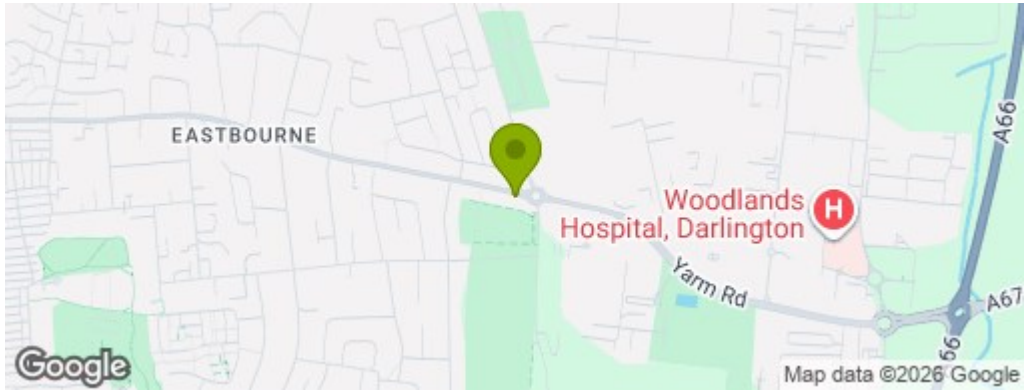
EE
Vodafone
Three
O2
Broadband

Basic
3 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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