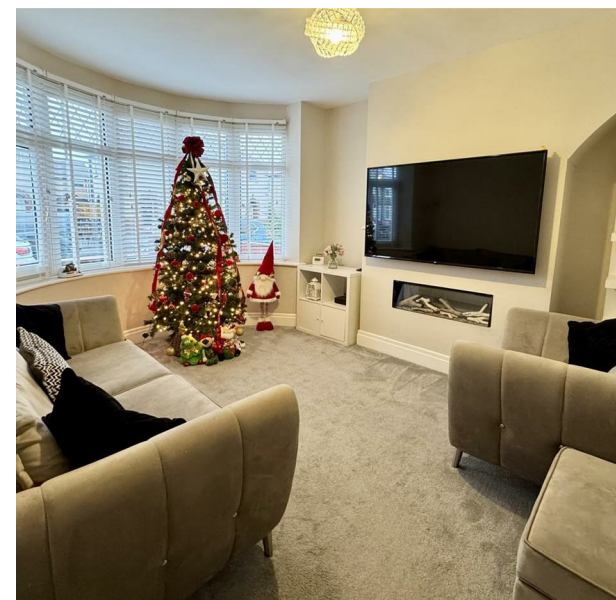
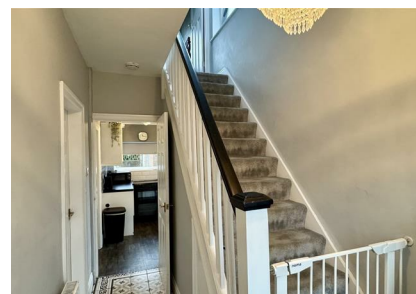


Teal Road, Darlington, DL1 1BQ
Offers in the region of £145,000

estates⁴
'The Art of Property'



Teal Road, Darlington, DL1 1BQ
Offers in the region of £145,000
Council Tax Band: B

This semi detached property presents an excellent opportunity for families and professionals alike. Originally designed as a two-bedroom home, the property has been thoughtfully reconfigured to now feature three bedrooms to the first floor, including two doubles and a small single, providing ample space for comfortable living.

Upon entering, you are greeted by a light & airy hallway, opening to two inviting reception rooms, perfect for entertaining guests and relaxation. The small yet functional kitchen complements the living space, while the modern, refitted bathroom adds a touch of contemporary elegance to the home. The property benefits from an electrical rewire carried out in 2021, UPVC double glazing and gas central heating, featuring a Baxi 800 combi boiler and radiators that were both also updated in 2021, ensuring warmth and efficiency.

Outside, the property offers a driveway for off street parking, along with a garage that serves as an excellent storage solution. A highlight is undoubtedly the fabulous landscaped west-facing rear garden, providing a delightful outdoor space to relax and unwind during those warmer months.

Situated in a highly convenient location, this property is within easy reach of the town centre & train station, walking distance to Darlington retail park, and within a short drive to the A66 & A1(M). This loved home combines modern comforts with a great location, making it a must see for anyone looking to settle in this vibrant area.

Please note:

Council tax Band - B
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.
Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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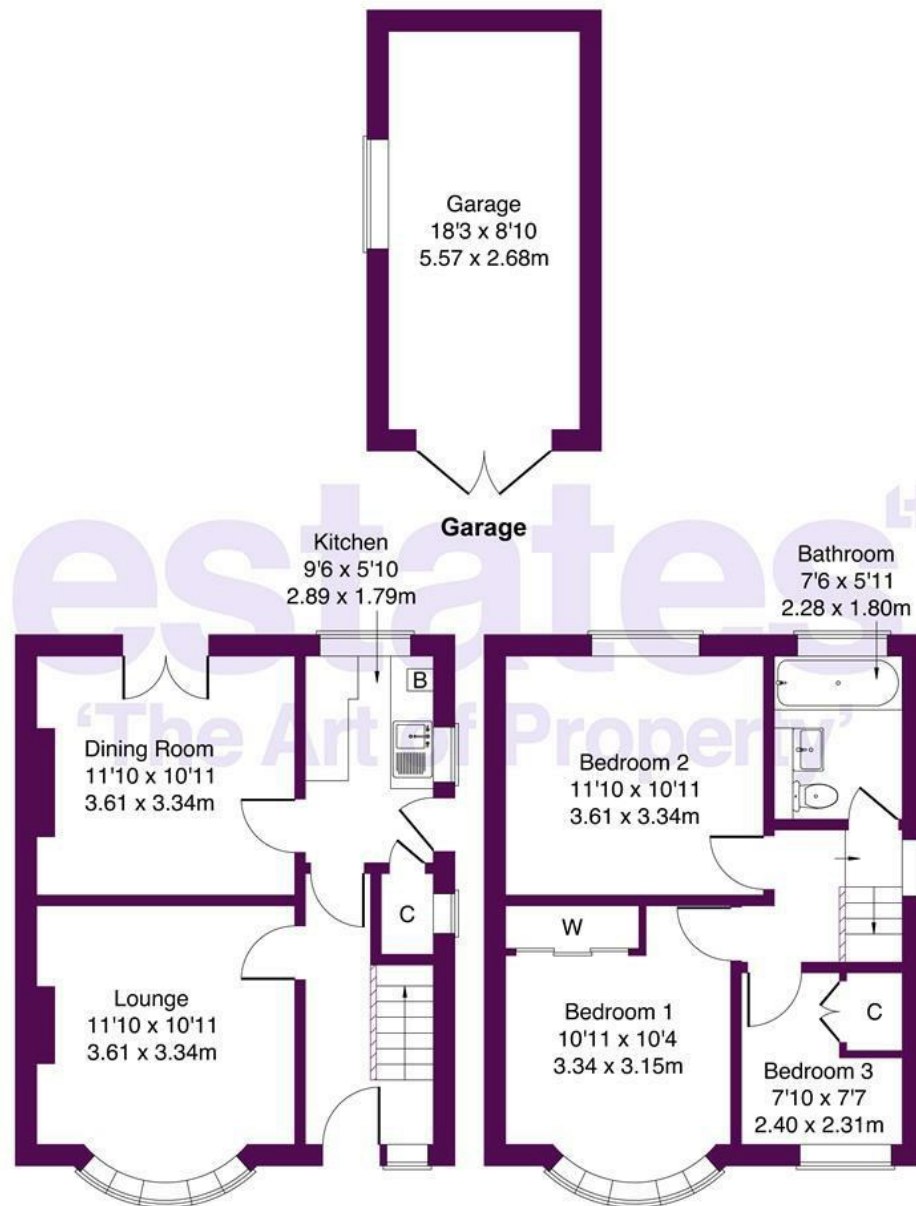
Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos,

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Teal Road, Darlington, DL1 1BQ

Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC