

Estoril Road, Darlington, DL1 4ND
Offers in the region of £130,000

estates⁴
'The Art of Property'



Estoril Road, Darlington, DL1 4ND

Offers in the region of £130,000

Council Tax Band: A

Located in the highly convenient Eastbourne area of Darlington, this extended three-bedroom home is offered to the market with no onward chain and presents an excellent opportunity for buyers seeking a well-maintained property with scope for updating.

Originally built as a two-bedroom home, the property has previously been reconfigured to the first floor to provide three bedrooms, plus a shower room. To the ground floor, a rear extension creates a light and airy kitchen, while the two inviting reception rooms offer flexible and practical living spaces, with a convenient ground floor WC offering practicality.

Although some cosmetic updating would enhance the home further, it has been well cared for over the years. Notable improvements include a renewed main roof and flat felt roof, majority uPVC double glazing, and gas central heating via a combi boiler.

A particular standout feature is the attractive rear garden, enjoying a desirable south-easterly aspect and not being directly overlooked, creating a pleasant sense of privacy. To the side of the property, a shared driveway provides access to a garage, ideal for secure parking or additional storage.

The location offers excellent access to local shops, schooling, Darlington train station, and the town centre, making it ideal for families, commuters, and investors alike.

Please note:

The reconfiguration of the original principal bedroom into two separate bedrooms, along with the addition of the ground floor WC, would not fully conform to current building regulations.

Council tax Band - A

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.

Estates 'The Art of Property'

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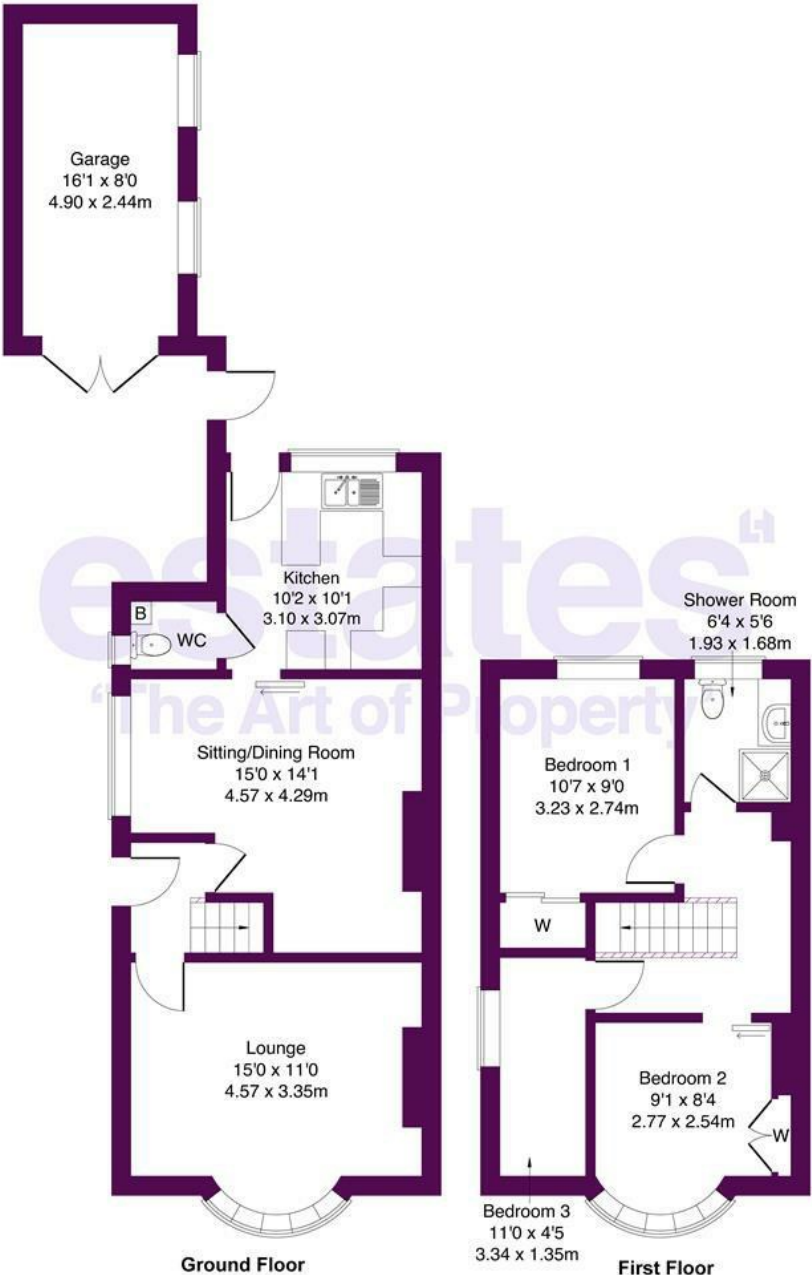
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Approximate Gross Internal Area: (1042 sq ft - 97 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC