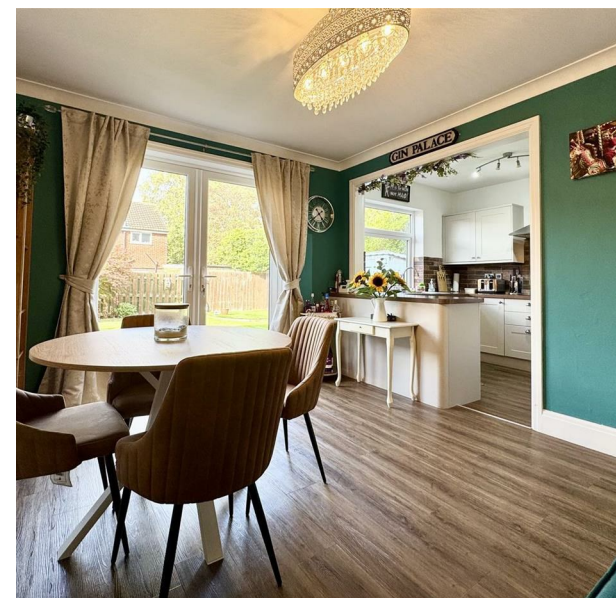


Yarm Road, Darlington, DL1 1BD
Offers in the region of £170,000

estates⁴
'The Art of Property'



Yarm Road, Darlington, DL1 1BD

Offers in the region of £170,000

Council Tax Band: B

This beautifully presented semi-detached property is a perfect family home with three well-proportioned bedrooms and a luxurious contemporary shower room, having been significantly improved to meet modern living standards while retaining its character.

Upon entering, you are greeted with a light and airy hallway and delightful open-plan dining kitchen, which is the heart of the home, featuring integrated appliances that make cooking a pleasure. The cosy lounge to the front, adorned with a large bay-style window, invites natural light and offers a warm space for relaxation. Additionally, a useful utility room located at the rear of the garage adds practicality to daily life.

The beautifully maintained rear garden is a lovely size, perfect for outdoor activities or simply enjoying the fresh air. Parking is a breeze with a resurfaced driveway, completed in 2023, accommodating two to three vehicles, leading to a garage for further secure parking or storage.

Situated in a fantastic location, this home is within walking distance of local shops and amenities, making everyday errands convenient. Furthermore, the nearby train station and easy access to the A1(M) & A66 ensure that commuting is hassle-free.

In excellent decorative order throughout, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional family home in this popular location.

In brief the accommodation consists of:

Ground floor

Entrance hallway, lounge, stunning dining kitchen and utility room.

First floor

Landing, luxurious shower room and three good size bedrooms comprise two doubles and a single.

Externally

Generous parking to the front, garage and delightful rear garden.

Please note:

Council tax Band - B

Tenure - Freehold

Gas Central Heating via a 'Combi' boiler

uPVC double glazing

Total sq ft to be considered guide only, and includes garage.

Room measurements will be in most cases, the maximum length/width.

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Disclaimer:

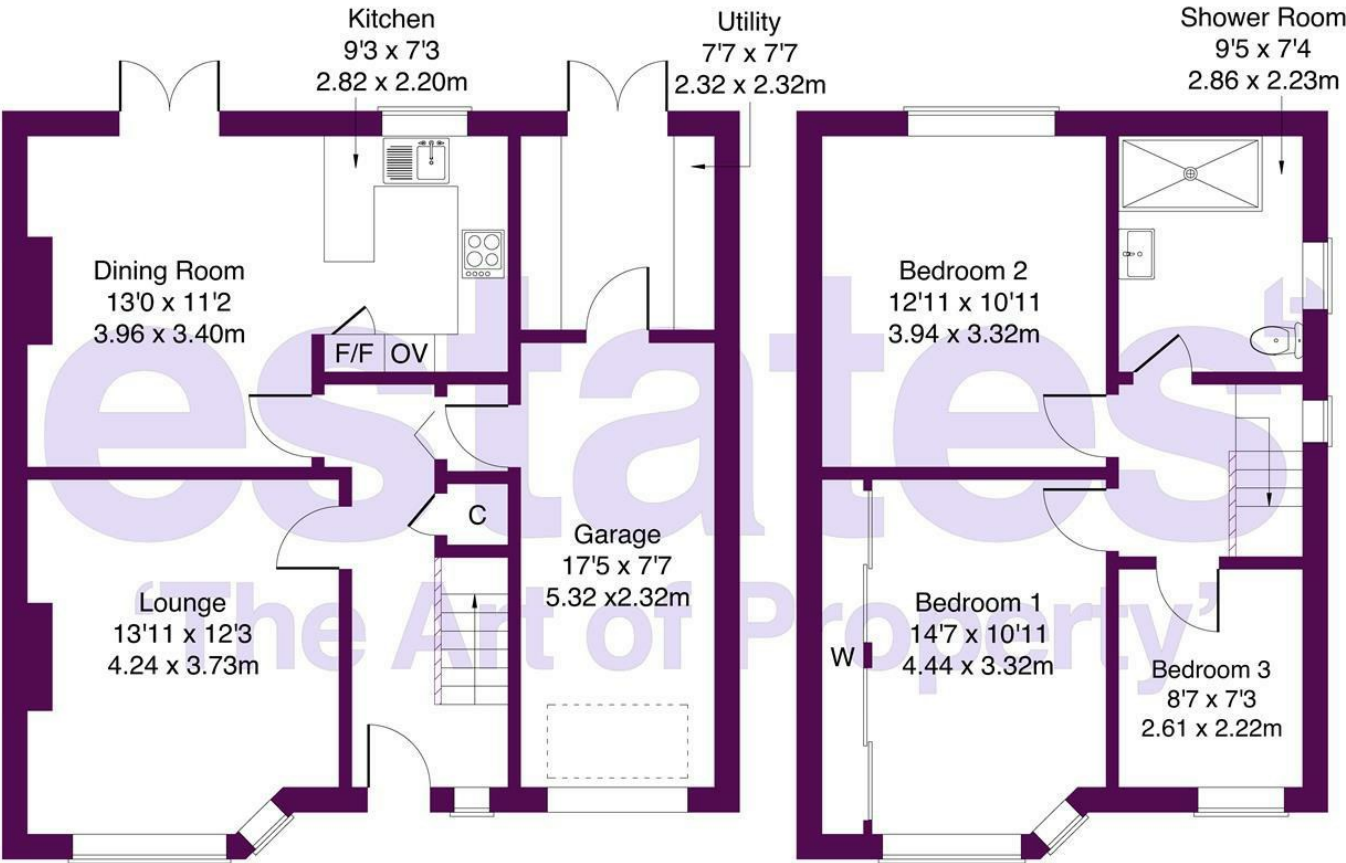
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Yarm Road, Darlington, DL1 1BD

Approximate Gross Internal Area: (1206 sq ft - 112 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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