

The Causeway, Darlington, DL1 1EN
Offers in the region of £115,000

estates⁴
'The Art of Property'



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Offers in the region of £115,000

Council Tax Band: A

Located in the popular Eastbourne area of Darlington, this semi-detached house presents an excellent investment opportunity for those looking to embark on a refurbishment project. With two reception rooms and two well proportioned bedrooms, there is amply space for relaxation and entertaining. Set on a generous corner plot, the property boasts gardens that extend from the side to the rear, providing a lovely outdoor space for gardening enthusiasts or those who enjoy al fresco dining. The driveway and garage offer convenient parking, a valuable asset in this popular location.

The property is ideally situated within walking distance of local shops, schools, and the train station, ensuring that all essential amenities are easily accessible. While the house does require some updating, it is equipped with gas central heating and UPVC double-glazing (excluding kitchen door and rear lobby/porch).

This home is not only a fantastic opportunity for those looking to invest but also for anyone seeking to create a loving residence in a convenient and vibrant area.

In brief of the accommodation consists of:

Ground floor

Entrance hallway, lounge to the front and separate dining room to the rear with french doors leading to the garden. Small inner hallway featuring a good size cupboard housing the Combi boiler. Steps down to a kitchen with access to a rear lobby and porch (please note rear lobby features wooden single glazing, while the porch features plastic covering only).

First floor

Landing opening to a shower room and two good size bedrooms, the principal bedroom of particular

size with a walk-in wardrobe. The second bedroom considered a small double.

Externally

The home commands a generous corner plot with gardens to the front side and rear, offering fantastic potential. The driveway allows parking leading to a garage for further secure parking or storage.

Please note:

Council tax Band - A

Tenure - Freehold

Floor plan - Total sq ft to be considered guide only.

Most measurements will be the maximum length/width of a room.

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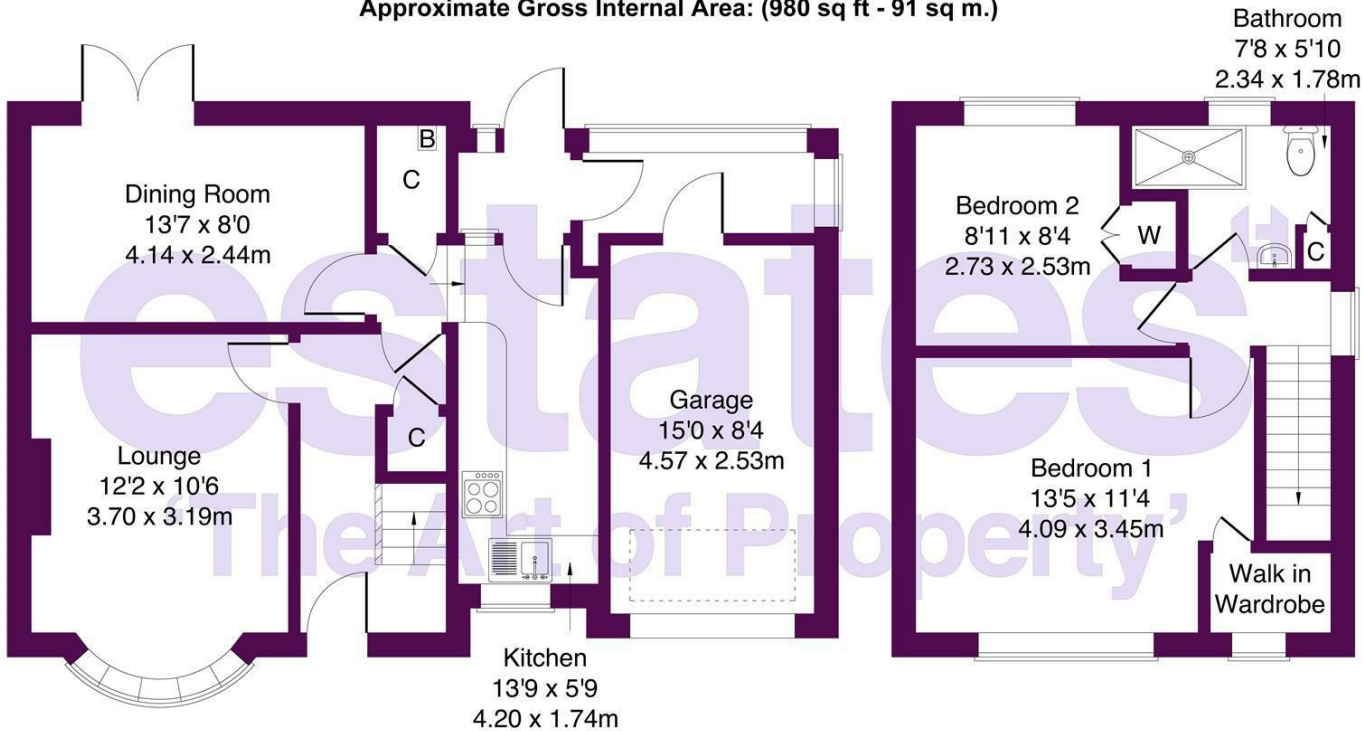
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Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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