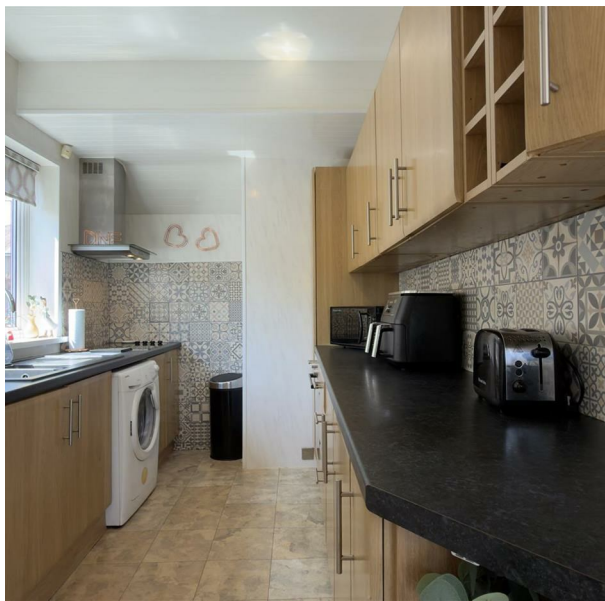


Geneva Road, Darlington, DL1 4NE
Offers in the region of £172,500

estates⁴
'The Art of Property'



Geneva Road, Darlington, DL1 4NE Offers in the region of £172,500 Council Tax Band: B

PROPERTY SOLD PREMARKET.

A beautifully presented and lovingly maintained home, occupying a generous plot, complete with an outstanding, landscaped rear garden that truly sets this property apart. Offering an exceptional blend of space, warmth, and versatility, this is a home that has been thoughtfully extended and carefully cared for by the current owners over many years.

Internally, the property enjoys a wonderfully flowing and well balanced layout. The heart of the home is the impressive double reception room, providing a welcoming sense of space with a defined seating area and formal dining area, seamlessly connected through an open archway to the lounge. Here, a charming feature fireplace with electric fire creates a cosy focal point, enhancing the homely feel. From the lounge, the accommodation flows effortlessly into a superb family room extension, which in turn flows to a beautifully appointed kitchen, perfectly designed for both everyday living and entertaining.

The interiors are tastefully decorated throughout, presenting a property that is both stylish and move-in ready.

To the first floor, the landing is enhanced by an attractive stained glass window to the side elevation, adding a touch of character and charm. There are three well-proportioned bedrooms, including two doubles and a good sized single, all served by a nicely presented family bathroom.

Externally, the property continues to impress. To the front there is paving for low maintenance garden or parking alongside a shared driveway providing access to a large garage. However, the true highlight

is the substantial rear garden, a beautifully landscaped and lovingly tended outdoor space, offering decking and paved seating areas. This superb garden provides a wonderful sense of privacy and space, ideal for relaxing, entertaining, or simply enjoying the peaceful surroundings. It is a garden that must be seen to be fully appreciated.

Situated within a popular and the well established Eastbourne area, the property is ideally placed for convenient access to local shops, everyday amenities, schooling, and excellent transport links. Darlington town centre and Darlington train station are within easy reach, while the A1(M) & A66 are also just a short drive away, making this an ideal location for commuters and families.

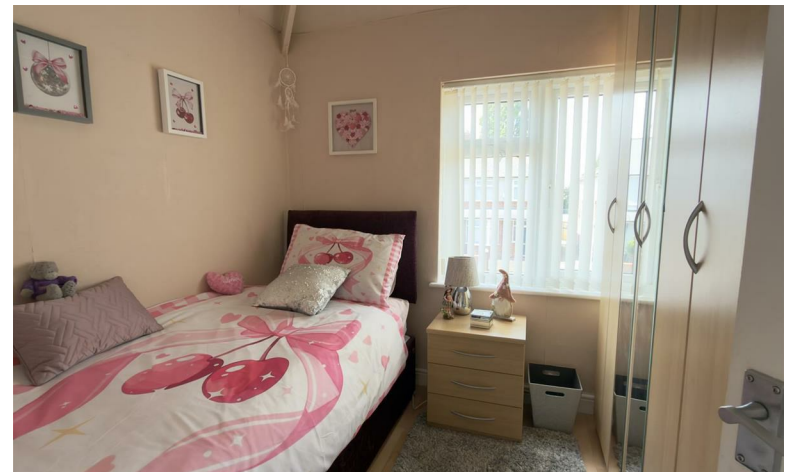
Please note:
Council tax Band - B
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

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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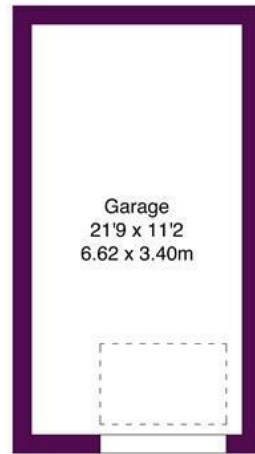
Disclaimer:

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, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



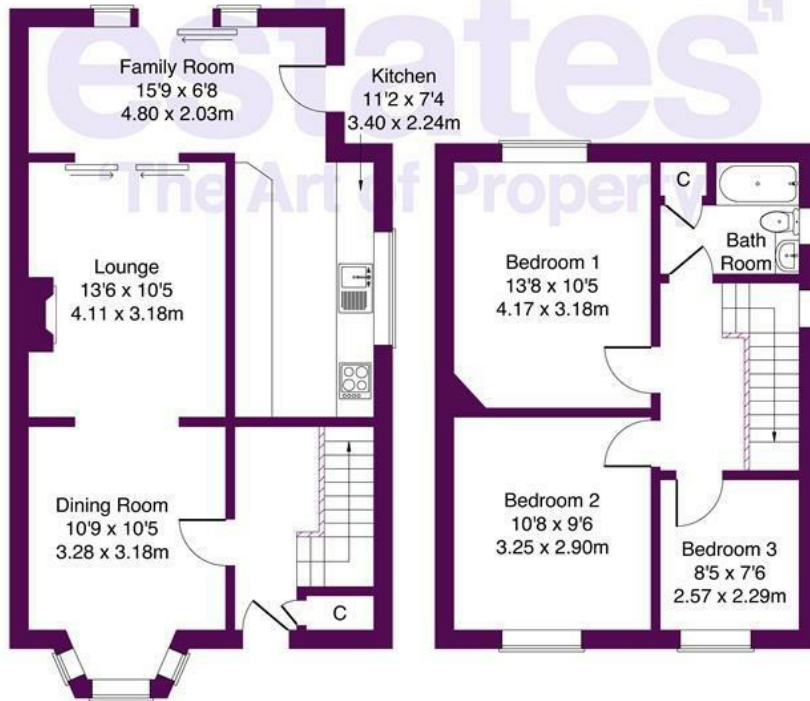
Geneva Road, Darlington, DL1 4NE

Approximate Gross Internal Area: (1270 sq ft - 118 sq m.)



Garage
21'9 x 11'2
6.62 x 3.40m

Garage



Family Room
15'9 x 6'8
4.80 x 2.03m

Kitchen
11'2 x 7'4
3.40 x 2.24m

Lounge
13'6 x 10'5
4.11 x 3.18m

Dining Room
10'9 x 10'5
3.28 x 3.18m

Bedroom 1
13'8 x 10'5
4.17 x 3.18m

Bath Room

Bedroom 2
10'8 x 9'6
3.25 x 2.90m

Bedroom 3
8'5 x 7'6
2.57 x 2.29m

Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC