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

estates
'The Art of Property'















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

Competitively Priced | Spacious Family Home | Stunning Garden | No Onward Chain | Two Reception Rooms - A nicely maintained semi-detached property, much loved by the same family since 1983. Situated in the popular Eastbourne area of Darlington, the property is conveniently located within walking distance of local shops, amenities, schooling, the town centre and the mainline railway station, with excellent access to the A1(M) & A66.

A nicely maintained semi-detached property, much loved by the same family since 1983. Situated in the popular Eastbourne area of Darlington, the property is conveniently located within walking distance of local shops, amenities, schooling, the town centre and the mainline railway station, with excellent access to the A1(M) & A66.

A particular feature of the property is the stunning, established landscaped rear garden, enjoying a favourable westerly aspect and a high degree of privacy. Beautifully maintained over many years, it features attractive flowering borders, various seating areas, paved and decking areas and a delightful summer house, while remaining relatively low maintenance.

To the front, there is a driveway providing off-street parking, extending to the right- side of the property and leading to a garage, offering secure parking or useful storage. Please note access may be restricted for larger vehicles.

Internally, the property briefly comprises a light and airy entrance hall with attractive refitted balustrade, useful ground-floor WC, two reception rooms and a welcoming kitchen. The front lounge benefits from a bay window, while the second reception room overlooks the garden and is currently used as a sitting room but would make an ideal dining room.

To the first floor are two double bedrooms, both with wardrobes/fitted bedroom furniture, a good size single bedroom and a nicely appointed family bathroom. The landing provides loft access, with the loft also housing the combi boiler.

Further benefits include gas central heating and double glazing, with a combination of UPVC and wooden-framed windows, together with a single-glazed window to the rear bedroom.

An excellent opportunity to acquire a spacious and much-loved family home in a convenient location, with the added benefit of a beautiful established garden and no onward chain.

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Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER

All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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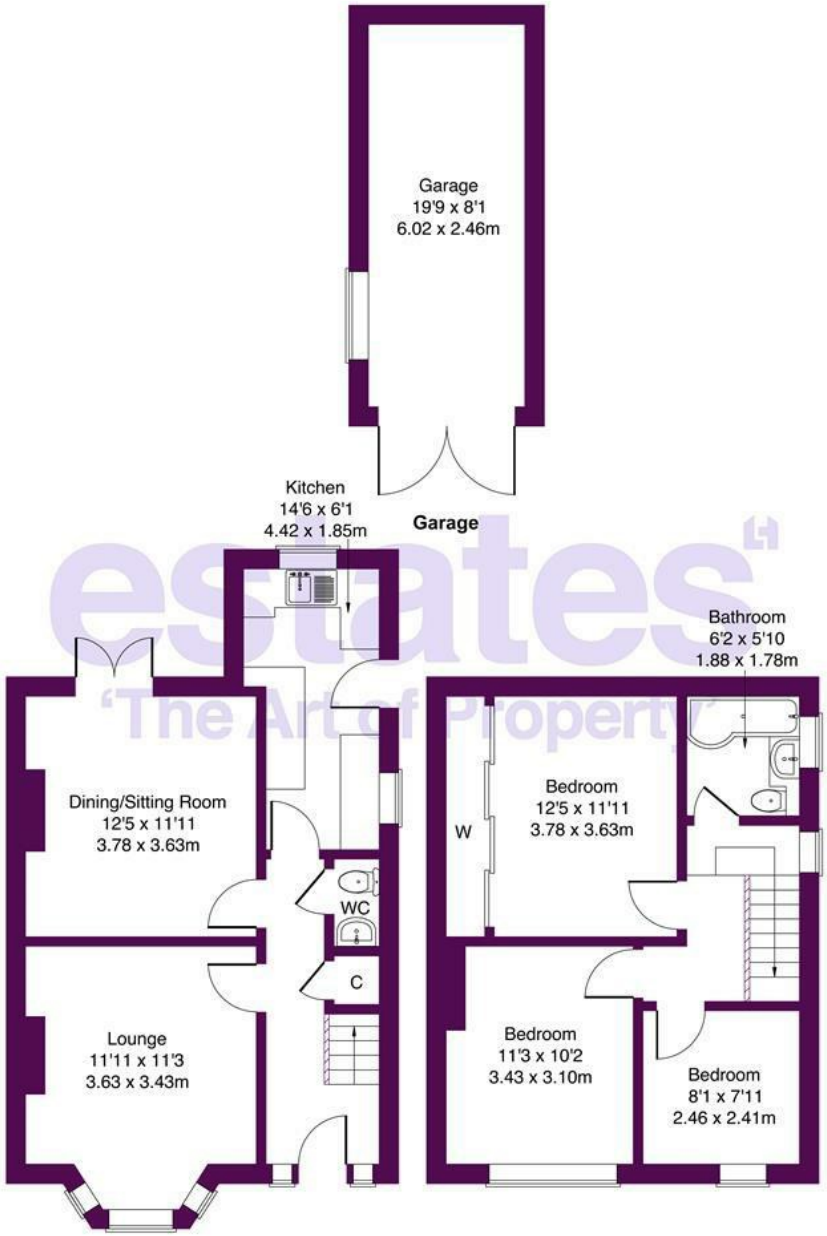






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Approximate Gross Internal Area: (1100 sq ft - 102 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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