

Thirlmere Road, Darlington, DL1 4BJ
Offers in excess of £100,000

estates⁴
'The Art of Property'



Thirlmere Road, Darlington, DL1 4BJ
Offers in excess of £100,000
Council Tax Band: A

Situated in the highly convenient Eastbourne area of Darlington, this delightful property on a popular residential street is located within walking distance of the train station, town centre, and a range of local shops, amenities, and schools. The home also benefits from excellent transport links to the A1(M) & A66, making it perfect for commuters.

Deceptively spacious throughout, the property features a double-storey extension to the rear, creating generous and versatile living accommodation. There are two well-proportioned reception rooms including a cosy lounge to the front with bay window, complemented by a nicely appointed separate dining room with an open aspect flowing into the kitchen, which is fitted with an integrated fridge, range cooker, and a Baxi 600 combi boiler.

To the first floor are two bedrooms, including a particularly spacious principal bedroom with built-in wardrobes, along with a large family bathroom fitted with a modern white suite. From the landing, a staircase leads to the attic, which has been significantly improved and offers excellent additional storage space, complete with a Velux window and central heating radiator.

Externally, there is a low-maintenance rear yard, ideal for enjoying the warmer months, featuring an outside water tap and power point.

The property has been well cared for by the current owners and is well priced in today's market, making it an ideal purchase for first-time buyers or as an investment opportunity.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only, and includes loft space.

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'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

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.



Thirlmere Road, Darlington, DL1 4BJ

Approximate Gross Internal Area: (1061 sq ft - 99 sq m.)



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

estates⁴
‘The Art of Property’

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	