

Teal Road, Darlington, DL1 1BQ  
Offers in the region of £137,500

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# Teal Road, Darlington, DL1 1BQ

## Offers in the region of £137,500

### Council Tax Band: B

Located in the popular Eastbourne area of Darlington, this charming semi-detached house presents an excellent opportunity for first-time buyers or small families. The property boasts two good size bedrooms and a welcoming open-plan layout to the ground floor, seamlessly connecting the lounge to a dining area, making it perfect for entertaining guests or enjoying family meals. The property also features a driveway, providing parking for one vehicle, which is a valuable asset in this popular neighbourhood. One of the standout features of this home is the delightful west-facing rear garden. This outdoor space is ideal for enjoying the afternoon sun, whether you wish to relax with a book or host a summer barbecue.

Situated within easy reach of local shops, schools, and the train station, this property benefits from a convenient location that enhances everyday living. The area is known for its community spirit and accessibility, making it a desirable place to call home. Priced to sell and open to sensible offers, this property represents a fantastic opportunity to secure a lovely home in a vibrant area. It benefits from UPVC double glazing plus composite front door, wooden double glazed Velux window in the loft, and gas central heating via a 'Combi' boiler.

Ground floor  
Entrance hallway, through lounge/dining area, and fitted kitchen.

First floor  
Landing, bathroom, and two good size bedrooms, the principal bedroom of particular size. Significantly improved loft space, accessible from a hatch with fitted ladder from the landing.

Externally  
Gardens to front Andrea along with a driveway allowing offstreet parking. Fabulous 'West facing' rear garden complimented by a large garden shed.

Please note:

Council tax Band - B  
Tenure - Freehold  
Total sq ft to be considered guide only.

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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.

**Principal Elevation**

**Entrance Hallway**

**Lounge**  
11'10" x 11'1" (3.62 x 3.39)

**Dining Area**  
10'1" x 10'10" (3.08 x 3.32)

**Kitchen**  
7'10" x 9'1" (2.39 x 2.78)

**First Floor Landing**

**Principal Bedroom**  
18'3" max x 11'1" (5.57 max x 3.39)

**Second Bedroom**  
9'5" x 10'10" (2.89 x 3.32)

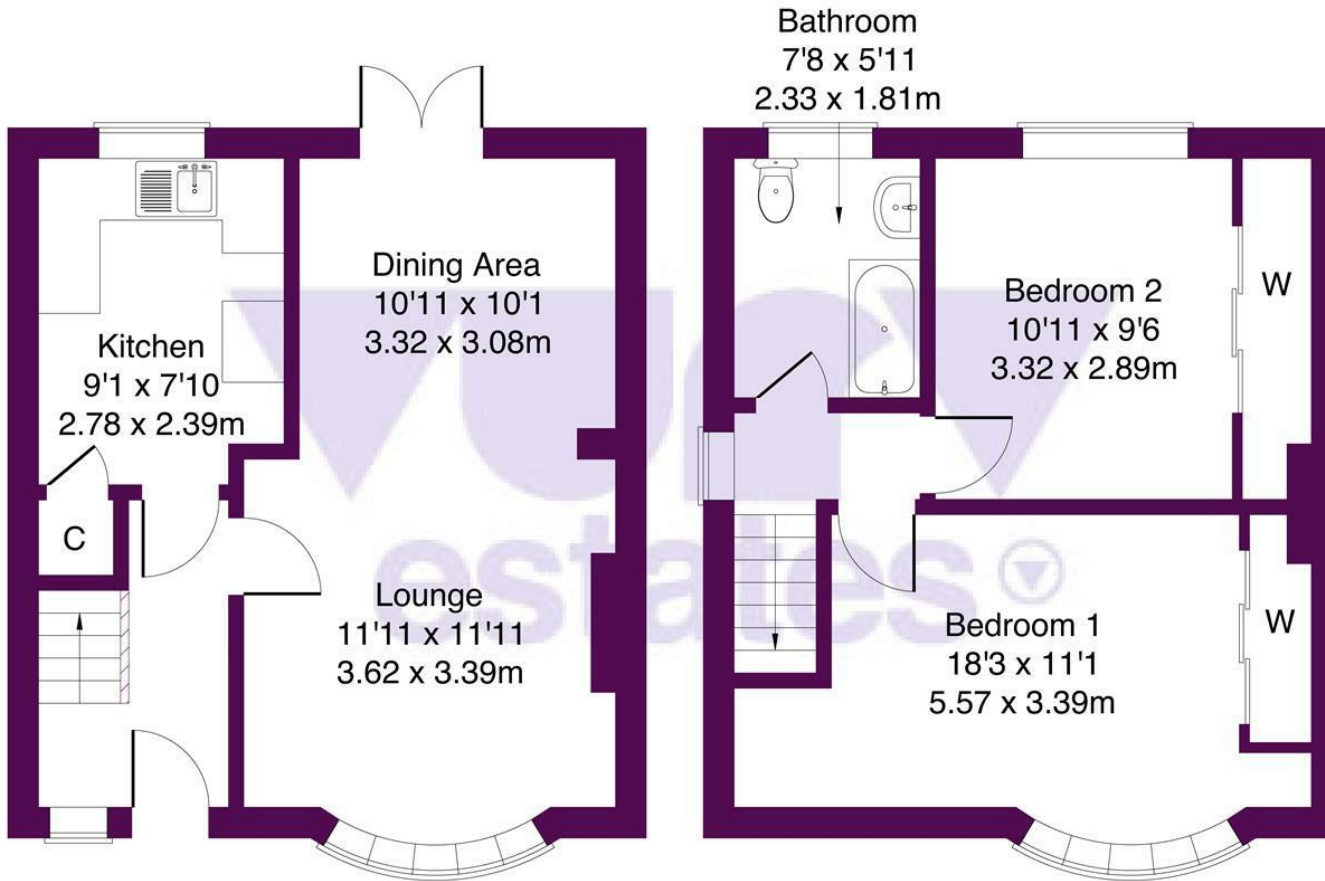
**Bathroom**  
5'11" x 7'7" (1.81 x 2.33)

**Rear Garden**



# Teal Road, Darlington, DL1 1BQ

Approximate Gross Internal Area: (775 sq ft - 72 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		
(69-80)	C		82
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	