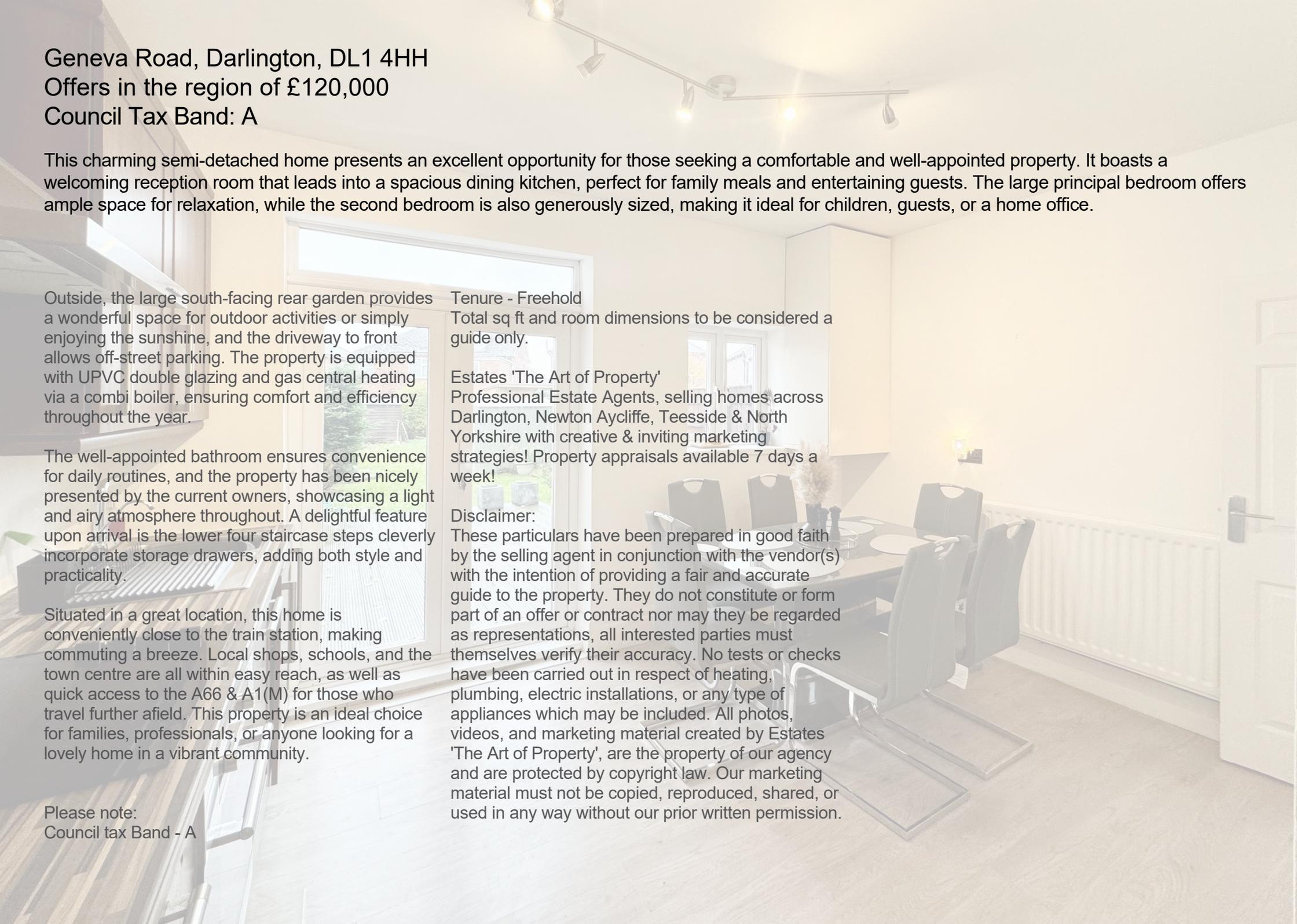


Geneva Road, Darlington, DL1 4HH
Offers in the region of £120,000

estates⁴
‘The Art of Property’





Geneva Road, Darlington, DL1 4HH
Offers in the region of £120,000
Council Tax Band: A

This charming semi-detached home presents an excellent opportunity for those seeking a comfortable and well-appointed property. It boasts a welcoming reception room that leads into a spacious dining kitchen, perfect for family meals and entertaining guests. The large principal bedroom offers ample space for relaxation, while the second bedroom is also generously sized, making it ideal for children, guests, or a home office.

Outside, the large south-facing rear garden provides a wonderful space for outdoor activities or simply enjoying the sunshine, and the driveway to front allows off-street parking. The property is equipped with UPVC double glazing and gas central heating via a combi boiler, ensuring comfort and efficiency throughout the year.

The well-appointed bathroom ensures convenience for daily routines, and the property has been nicely presented by the current owners, showcasing a light and airy atmosphere throughout. A delightful feature upon arrival is the lower four staircase steps cleverly incorporate storage drawers, adding both style and practicality.

Situated in a great location, this home is conveniently close to the train station, making commuting a breeze. Local shops, schools, and the town centre are all within easy reach, as well as quick access to the A66 & A1(M) for those who travel further afield. This property is an ideal choice for families, professionals, or anyone looking for a lovely home in a vibrant community.

Please note:
Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

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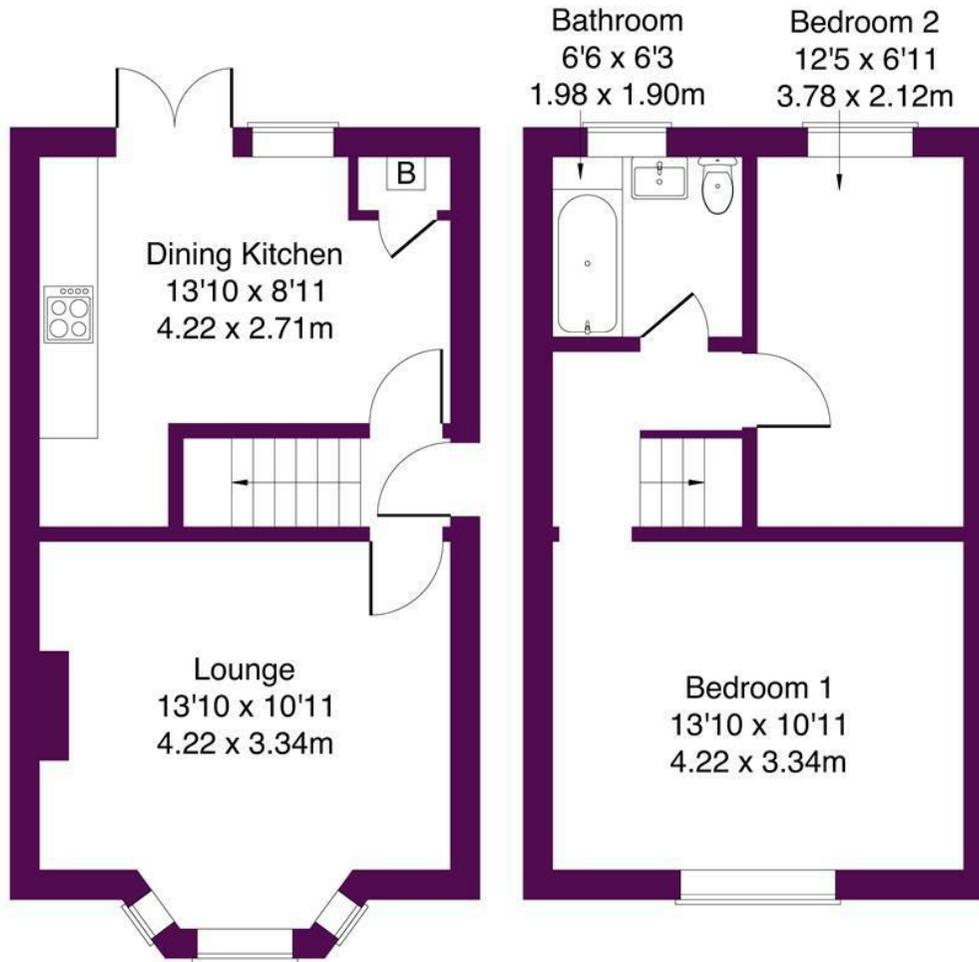
Disclaimer:

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Geneva Road, Darlington, DL1 4HH

Approximate Gross Internal Area: (667 sq ft - 62 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	