



344 Geneva Road, Darlington, DL1 4HG

Situated in the Eastbourne area of Darlington, an immaculately presented Two Bedrooomed Semi-Detached Residence, ideally suited to the first time buyer/investor.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Hallway with staircase leading to the first floor, Lounge with double glazed window to the front aspect and space for a dining table , Kitchen with integrated appliances, Utility Area and Cloaks/wc.

To the first floor there is a Landing area, Two generously sized Bedrooms and a refitted Bathroom/wc with overhead shower.

Externally, the gardens the front are enclosed by fencing and laid to lawn, with driveway through wrought iron gates. The rear gardens are laid to lawn with detached garage. Through the wrought iron gates there is an abundance of off street parking and an EV charger.

HALLWAY

Access to the Lounge and staircase to the first floor.



LOUNGE

13'07 x 16'07 (4.14m x 5.05m)

With bay window to the front aspect, leading into the Kitchen.

KITCHEN

7'11 x 14'09 (2.41m x 4.50m)

Fitted with a range of wall drawer and base units, contrasting work surfaces, sink unit. window to the rear aspect and door to the rear .

Access to the WC, pantry area.



W/C

A useful addition to any home, a ground floor WC.

FIRST FLOOR

BEDROOM ONE

10'06 x 13'09 (3.20m x 4.19m)

Generous double bedroom with ample room for bedroom furniture, built in wardrobe and window to the front aspect .

BEDROOM TWO

8'0 x 11'01 (2.44m x 3.38m)

A further double bedroom with window to the rear aspect.



EXTERNALLY

Externally, the gardens the front are enclosed by fencing and laid to lawn, with driveway through wrought iron gates. The rear gardens are laid to lawn with detached garage.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | |
|---|---|-------------------------|-----------|---|---|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (82 plus) | A | | | (82 plus) | A |
| (61-81) | B | 80 | | (61-81) | B |
| (69-80) | C | | | (69-80) | C |
| (55-68) | D | 56 | | (55-68) | D |
| (39-54) | E | | | (39-54) | E |
| (21-38) | F | | | (21-38) | F |
| (1-20) | G | | | (1-20) | G |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | |

