



## 19 GENEVA LANE, DARLINGTON, DL1 4JQ

### Offers In The Region Of £155,000

We are delighted to bring to the market this beautifully presented three-bedroom semi-detached property, ideally situated in the ever-popular Eastbourne area of Darlington. This charming home benefits from UPVC double glazing, gas central heating, and has been well maintained throughout.

To the front, the property offers off-street parking for two vehicles, providing convenience and practicality. To the rear, there is a large, private garden, perfect for outdoor entertaining, family activities, or simply enjoying a quiet evening outdoors.

Internally, the accommodation comprises a welcoming entrance hall, a spacious lounge, and a modern fitted kitchen with access to the rear garden. The first floor features two well-proportioned bedrooms and a recently re-fitted contemporary bathroom suite, offering both style and comfort.



**WC**  
4'11" x 2'0" (1.52m x 0.61m)

**LOUNGE**  
13'3" x 15'5" (4.06m x 4.72m)

**KITCHEN/DINER**  
13'3" x 8'7" (4.06m x 2.64m)

**BEDROOM**  
11'6" x 8'5" (3.51m x 2.59m)

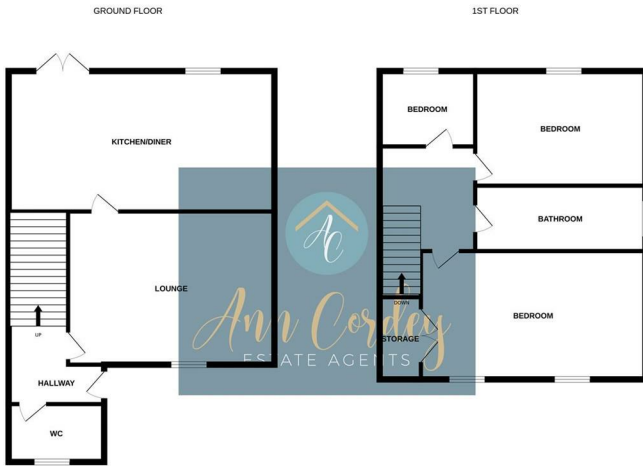
**BEDROOM**  
7'4" x 10'4" (2.24m x 3.15m)

**BEDROOM**  
5'8" x 7'1" (1.73m x 2.16m)

**BATHROOM/WC**  
5'8" x 7'3" (1.73m x 2.21m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed as to their condition or whether they can be given. Made with SketchUp 2020.

**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.

