



67 GENEVA CRESCENT, DARLINGTON, DL1 4LA

Offers In The Region Of £132,500

Available with no onward chain and in good order we offer for sale a sizeable TWO DOUBLE BEDROOMED semi-detached property situated in the Eastbourne area of Darlington. The property has been a much loved home and well maintained however it would benefit from bringing up to date decor wise.

There are two generous reception rooms and a well proportioned kitchen. A ground floor cloaks/WC has been added for convenience. To the first floor there are two double bedrooms and a shower room/WC.

Externally there are gardens to the front and rear. The driveway provides off street parking and leads down to a single GARAGE



The property is warmed by gas central heating and is fully double glazed and the seller has advised that furniture can remain if it useful to a new buyer. The location is very convenient for access to the local shops and schools of the area. Darlington's historic South Park is within walking distance as is the train station. There are regular bus services and excellent transport links towards Teesside and AIM.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

UPVC entrance door opens into the reception hallway which has the staircase to the first floor and access to the lounge, dining room, kitchen and ground floor cloaks/WC.

CLOAKS/WC

Fitted with a modern white suite to include WC and handbasin.

LOUNGE

15'8" x 12'2" (4.78 x 3.72)

The first of two good sized reception rooms the lounge has a walk in bay window to the front aspect and a feature fireplace with electric fire to cast a cosy glow.

DINING ROOM

12'8" x 12'1" (3.88 x 3.70)

A second sitting room with space for a dining table and/or soft seating overlooking the rear aspect with sliding patio doors leading into the garden there is also a wall mounted gas fire.

KITCHEN

13'9" x 7'11" (4.20 x 2.43)

Fitted galley style with a range of cream cabinets and complementing work surfaces with a stainless steel sink unit. There is a freestanding gas cooker, fridge and washing machine are included in the sale. The room has been finished with tiled surrounds and has a window to the side and rear.

FIRST FLOOR

LANDING

The landing leads to both bedrooms and to the shower room/WC. There is also access to the attic area which is insulated.

BEDROOM ONE

12'4" x 12'0" (3.78 x 3.67)

The first of two double bedrooms with the advantage of a walk in bay window to the front aspect and having built in sliding mirrored wardrobes.

BEDROOM TWO

12'4" x 11'10" (3.76 x 3.63)

A second double bedroom this time overlooking the rear aspect and having a built in cupboard.

SHOWER ROOM/

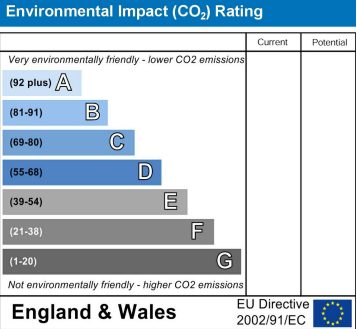
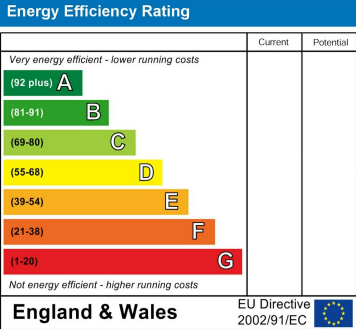
Fitted with a modern white suite with a mains fed shower and hand basin.

SEPARATE WC

Separate WC and handbasin.

EXTERNALLY

The front of the property is enclosed by a brick wall and is easy maintained being paved. A driveway provides space for off street parking. The shared driveway leads down to a single garage which measures (5.97m x 2.94m) and has an up and over door, light and power. The rear garden has the advantage of not being overlooked and is mainly laid to lawn with mature trees, glazed potting shed and timber storage shed. There is also a paved patio seating area.



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.

