



331 GENEVA ROAD, DARLINGTON, DL1 4HH

Offers In Excess Of £100,000

A TWO BEDROOMED semi-detached property has become available with no onward chain and offering the potential to improve and upgrade. Having been a long term and very successful let the property is aimed again at an investor of those looking to take their first steps onto the property ladder at an attractive price.

The accommodation comprises of a large lounge with bay window to the front, spacious kitchen



The location within the Eastbourne area of Darlington is ideal for the local shops and schools, there is a regular bus service and excellent transport links towards the town centre and the A66, and A1M south. The property is warmed by gas central heating and is double glazed. If you are looking for somewhere to add value and put your own stamp on then this property is it.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

A UPVC door opens into the hallway with the stairs to the first floor and access to the lounge and kitchen/diner.

LOUNGE

14'9" x 13'7" (4.52 x 4.16)

Spacious reception room with a walk in bay window to the front.

KITCHEN

14'6" x 9'8" (4.42 x 2.95)

A good sized space with ample cabinets and space for a dining table and there is understairs storage cupboard. The room has a window to the rear and a door leading out to the rear.

FIRST FLOOR

LANDING

Leading to both bedrooms and the bathroom/WC.

BEDROOM ONE

14'2" x 11'6" (4.32 x 3.52)

A generous double bedroom overlooking the front aspect.

BEDROOM TWO

12'7" x 7'8" (3.86 x 2.36)

A second bedroom, also well proportioned this time overlooking the rear aspect.

BATHROOM/WC

Comprising a white suite with panelled bath, and over the bath electric shower, handbasin and WC.

EXTERNALLY

The front of the property is paved and allows for off street parking. A single gate at the side leads to the rear garden, which is of a good size and is enclosed with mature plants and shrubs.

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.

