



## 202 GENEVA ROAD, DARLINGTON, COUNTY DURHAM, DL1 4HT

**Offers In Excess Of £180,000**

NO ONWARD CHAIN

Situated in the popular Eastbourne area of Darlington, we are delighted to offer for sale this immaculately presented Three Bedroomed Semi Detached Residence.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Lounge with double glazed bay window to the front aspect, Dining Room with chrome down lighting and refitted Kitchen with appliances.



**LOUNGE**  
13'0 x 13'0 (3.96m x 3.96m)

**DINING ROOM**  
13'10 x 12'0 (4.22m x 3.66m)

**KITCHEN**  
11'8 x 7'3 (3.56m x 2.21m)

**BEDROOM ONE**  
11'0 x 13'10 (3.35m x 4.22m)

**BEDROOM TWO**  
15'4 x 7'2 (4.67m x 2.18m)

**BEDROOM THREE**  
6'0 x 10'6 (1.83m x 3.20m)

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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, room and any other space are approximate and no responsibility is taken for any error. Dimensions in this document are for information purposes only and should be used as a guide to only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency at the time. Made with Metropack 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.

