



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

Offers In The Region Of £195,000

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.

To the first floor there is a Landing area, Three Bedrooms and a Bathroom/wc, which has been refitted with a white suite.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Information is for guidance only. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should visit the property to view the actual condition and measurements. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency can be given. Made with MyPlan 12/2016

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.

