



**** OPEN TO OFFERS ** ** BEAUTIFULLY PRESENTED THROUGHOUT ****
**** DRIVEWAY and GARAGE ** ** EVER POPULAR EASTBOURNE AREA ****

Viewings come strongly recommended to appreciate this spacious yet manageable three bedroom semi detached property located just off Yarm Road, which lies within easy reach of the town centre, train station and transport links to the A1(M) & A66.

The home is in good decorative order throughout with modern kitchen and bathroom facilities. There is ample parking to the front along with a garage for secure storage. The rear garden is considered a good size, perfect to relax or entertain during those warmer months.

Please Note: Council tax band B. EPC rating C. Freehold basis.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Teal Road, Darlington, DL1 1DF

3 Bedroom - House - Semi-Detached

£154,995

EPC Rating: C

Tenure: Freehold

Council Tax Band: B

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Teal Road, Darlington, DL1 1DF

GROUND FLOOR

Entrance hall, off to the left is the spacious lounge running front to rear with a window to the front elevation and French doors to the rear. Off the hallway to the right is the kitchen diner, ideal for entertaining family and friends with a modern fitted kitchen providing a range of units, split-level cooking facilities along with an integrated fridge freezer and washing machine. Off the kitchen is a useful rear lobby leading to the garden.

FIRST FLOOR

Landing with inset lighting and cupboard housing the combi boiler. Three well presented bedrooms, two doubles and a single. Bathroom with nicely appointed suite, comprising of a panelled bath with overhead shower, chrome towel radiator and separate W.C.

EXTERNALLY

Block paved driveway to the front for off street parking leading to the right hand side of the property to a garage. Generous rear garden, laid to lawn with a useful outside store.

ENTRANCE HALL

LOUNGE

9'11" x 18'4" (3.03m x 5.61m)

KITCHEN

9'3" x 18'3" (2.83m x 5.58m)

REAR LOBBY

FIRST FLOOR LANDING

BEDROOM

9'3" x 10'5" (2.84m x 3.19m)

BEDROOM

10'0" x 9'2" (3.05m x 2.80m)

BEDROOM

7'1" x 8'10" (2.17m x 2.70m)

BATHROOM

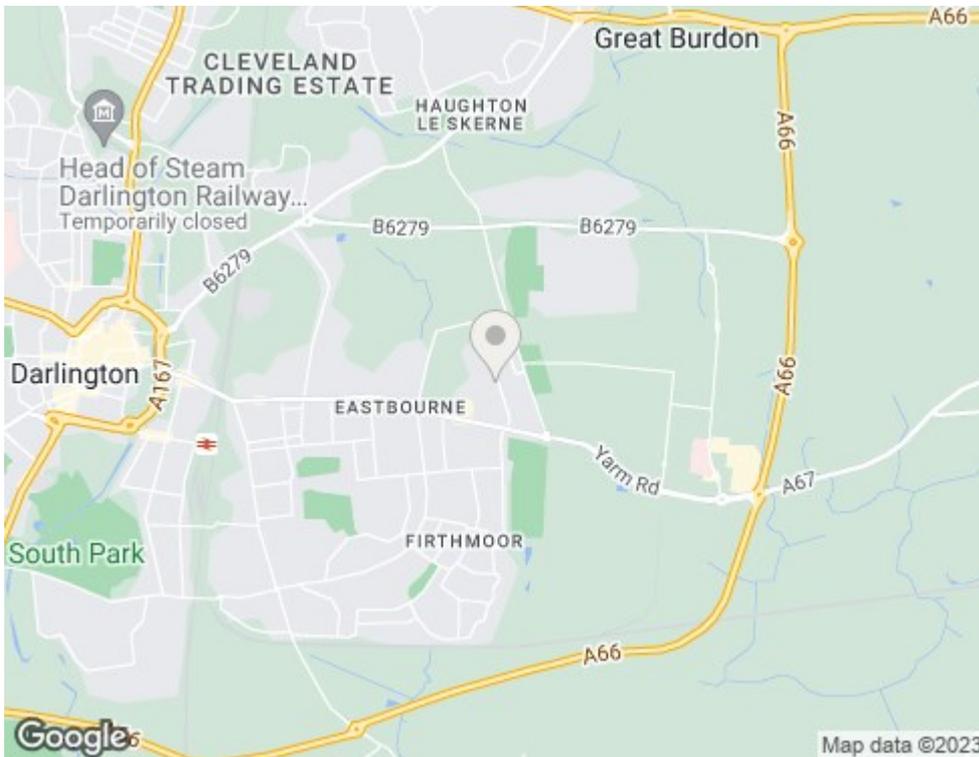
SEPARATE W.C.

FRONT EXTERNAL

REAR GARDEN



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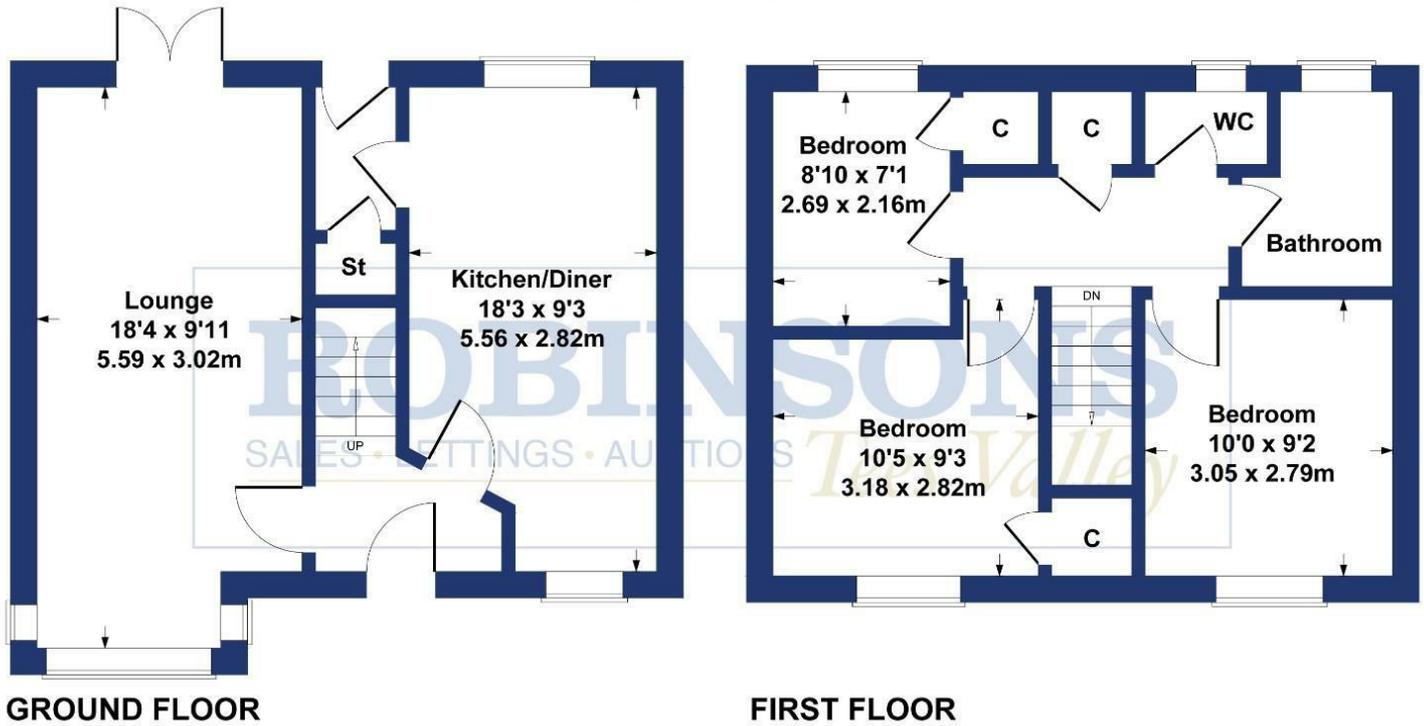


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit. . . robinsonsteesvalley.co.uk

Teal Road

Approximate Gross Internal Area
865 sq ft - 80 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

| 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 | | 71 | 84 |
| 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 | | | |

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