





Geneva Crescent, Darlington, Welcome to this superb 2 bedroom semidetached bungalow with the added bonus of a second living area. With two well-proportioned bedrooms, this property is ideal for downsizing, or couples seeking a peaceful retreat.

Upon entering the home, you will find two inviting reception rooms that provide ample space for relaxation. The second living area is a wonderful addition, allowing versatility in how you choose to use the space, whether as a cosy 2nd lounge, or formal dining room.

The recently upgraded kitchen is a highlight of the home, featuring contemporary fittings with ample storage, making it a joy to prepare meals. The large bathroom has been thoughtfully designed as a shower wet room, offering practicality.

Step outside to discover a south-facing private garden at the rear, for enjoying sunny afternoons with friends and family. The property also benefits from off-street parking, ensuring convenience for you and your guests. Additionally, there is a garden to the front, enhancing the overall curb appeal of this lovely home.

This semi-detached bungalow is not just a house; it's a home, a place to relax and unwind. A fantastic location, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this charming property your new home.







- Quiet popular location
- 2 Bedrooms
- South facing private rear garden
- Recently renovated Kitchen
- 2 Spacious reception rooms
- Shower / Wet room
- Garden to front with off street parking

#### GENERAL INFORMATION:

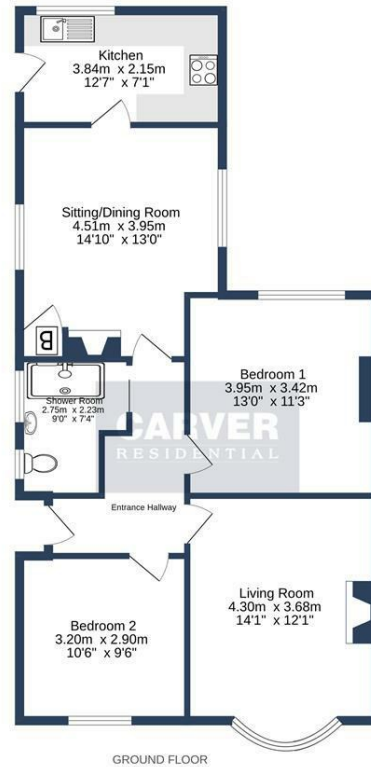
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)






GROUND FLOOR

GENEVA CRESCENT, DARLINGTON, DL1 4LD.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>81</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            | <b>62</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  |

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