



Located within the popular Eastbourne area of town, this deceptively spacious semi-detached home presents an excellent opportunity for those seeking a comfortable and inviting residence. With its older style character, this property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you are greeted by two generous reception rooms that provide ample space for relaxation and entertaining. The large kitchen is a standout feature, offering a modern and functional area for culinary pursuits. Additionally, the convenience of a handy ground floor cloakroom/WC enhances the practicality of this delightful home.

The three good-sized bedrooms ensure that everyone has their own personal space, while the bathroom/WC is well-appointed to cater to the needs of the household. One of the most appealing aspects of this property is the expansive rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. With no onward chain, this home is ready for you to move in and make it your own.





- NO ONWARD CHAIN
- ADVANTAGE OF HAVING A GROUND FLOOR CLOAKS/WC
- THREE BEDROOMS
- LARGE REAR GARDEN
- WELL PLACED FOR EASY ACCESS TO SCHOOLS, SHOPS AND THE POPULAR RETAIL PARK
- TWO GOOD SIZED RECEPTION ROOMS
- LARGE KITCHEN/BREAKFAST ROOM
- FIRST FLOOR BATHROOM/WC
- SUITED TO A VARIETY OF BUYERS
- NEWLY FITTED BOILER

GENERAL INFORMATION:

Tenure: Freehold

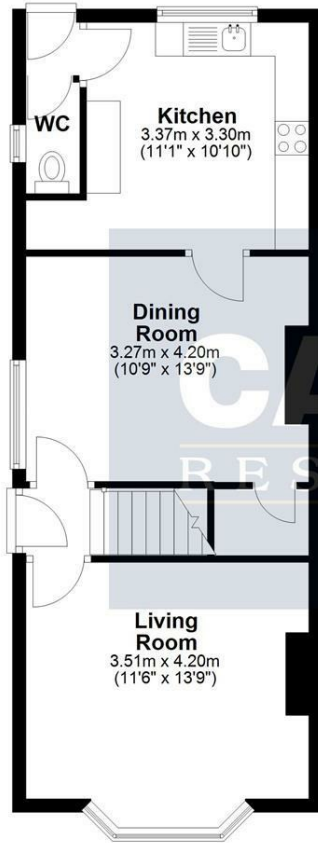
Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

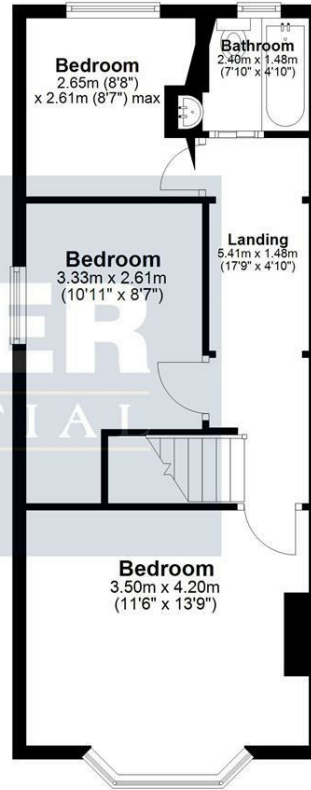
Ground Floor

Approx. 48.4 sq. metres (520.4 sq. feet)




First Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 93.0 sq. metres (1001.1 sq. feet)
88 Geneva Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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MAB 6202



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