





Situated within the Eastbourne area Tunstall Terrace, just off Geneva Road, Darlington, this modern terraced house presents an excellent opportunity for families seeking a comfortable and spacious home.

Upon entering, you will find an inviting reception room that offers ample space for relaxation and entertaining. The refitted kitchen/diner which offers a host of appliances is perfect for all the family to gather, opens into the garden room, with delightful views over the rear garden, and serves as a perfect retreat for family gatherings or quiet evenings at home. The garden itself provides a lovely outdoor space for children to play or for hosting summer barbecues.

The property boasts three well-proportioned bedrooms, making it ideal for family living. The bathroom and downstairs WC provide convenience, catering to the needs of a busy household.

This property has been thoughtfully upgraded throughout, ensuring a contemporary feel while maintaining its charm. Its competitive pricing makes it an attractive option for those looking to settle in a vibrant community. The location is particularly advantageous, as it is within walking distance to local shops, schools, and other essential amenities, making daily life both convenient and enjoyable.







- IMPRESSIVE THREE BEDROOMED PROPERTY
- READY TO MOVE INTO
- FITTED KITCHEN WITH APPLIANCES
- HANDY GROUND FLOOR CLOAKS/WC
- CONSERVATORY WITH NEW ROOF
- MATURE, ESTABLISHED GARDENS
- SUITED TO A VARIETY OF BUYERS
- EASY ACCESS TO SHOPS, SCHOOLS AND THE TOWN CENTRE BEING MINUTES DRIVE

#### GENERAL INFORMATION

Tenure: Freehold

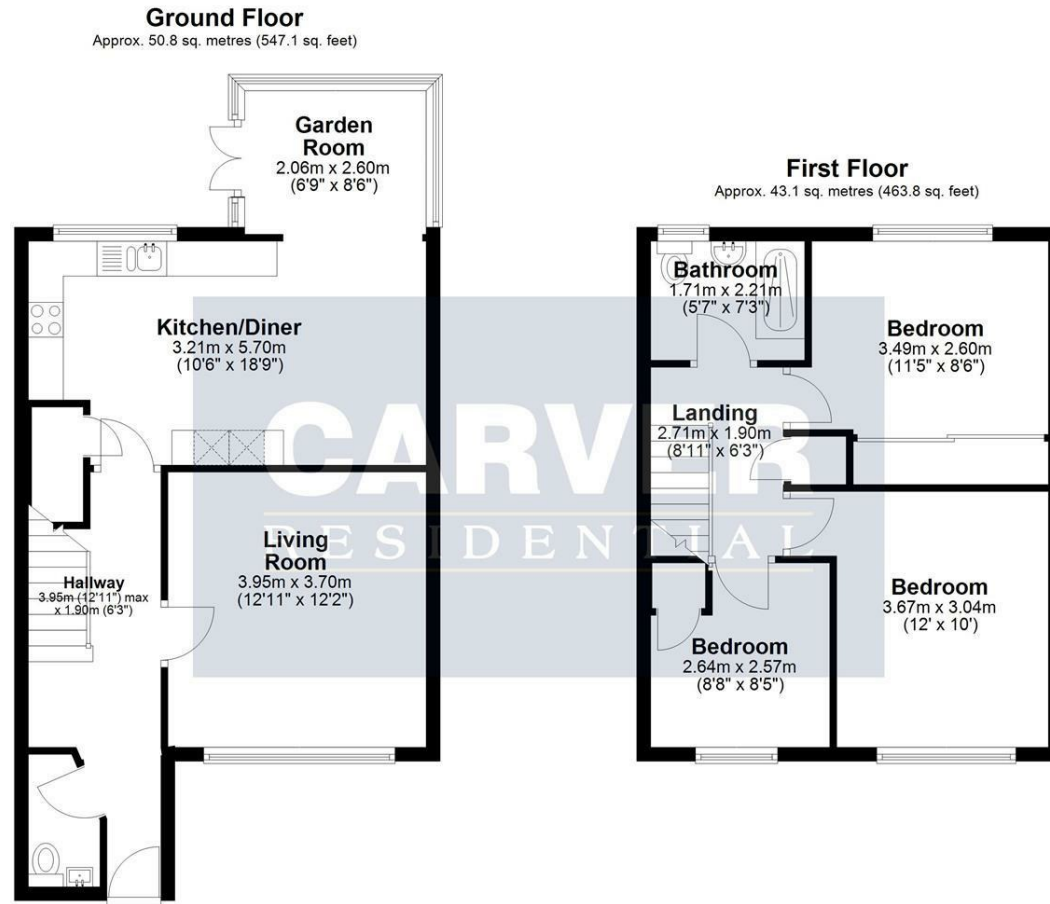
Services: Electric central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

\*Buyers please note that there is a shared side access.





Total area: approx. 93.9 sq. metres (1011.0 sq. feet)  
**5 Tunstall Terrace, Darlington**

Energy Efficiency Rating		
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

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MAB 6202



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