





Offered to market CHAIN FREE this two bedroom semi-detached home on Geneva Road is the ideal first step onto the property ladder or buy to let option. Located close to schools, parks and not far from Darlington town centre the property is ideally situated and ready for its next owner. Internal accommodation consists of a private and separate living room, centrally located kitchen and added conservatory to the ground floor with the hallway offering stairs to the first floor. The first floor itself holds two double bedrooms and a house bathroom. Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating TBC, Darlington Borough Council tax band A.







- Ideal First Purchase or Buy To Let
- Conservatory
- Parking for one Small Car
- Two Bedroom Semi Detached
- Large Rear Garden
- UPVC Double Glazing Throughout

#### GENERAL INFORMATION

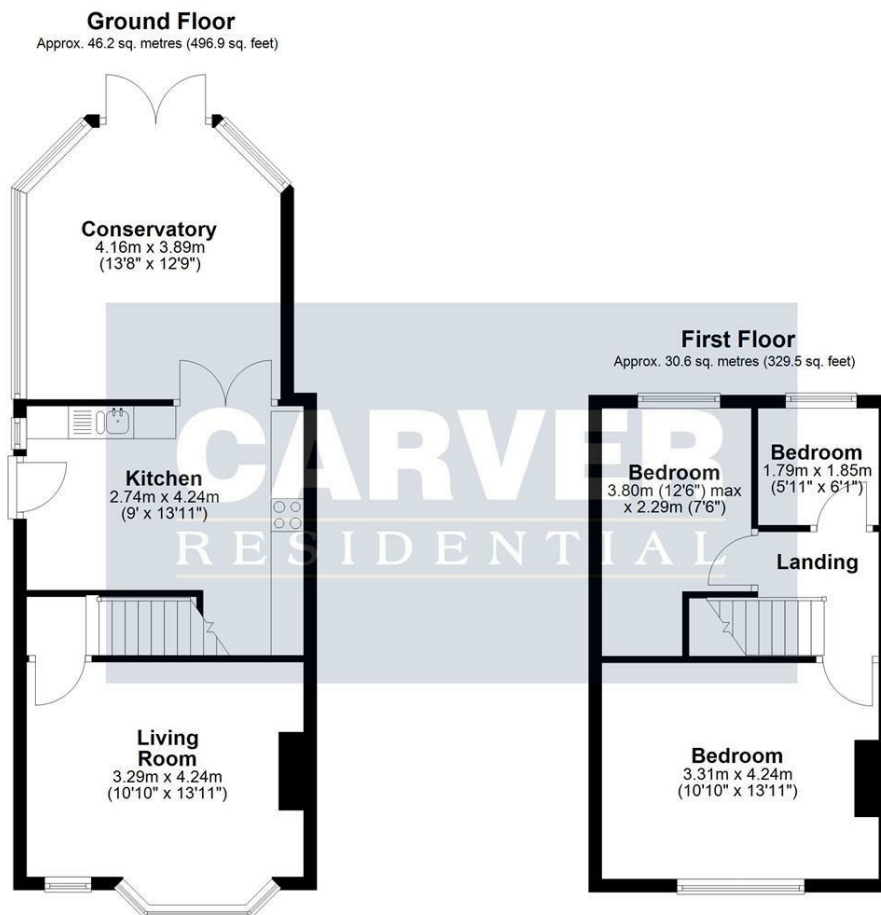
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)





Total area: approx. 76.8 sq. metres (826.3 sq. feet)  
**174 Geneva Road, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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