





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

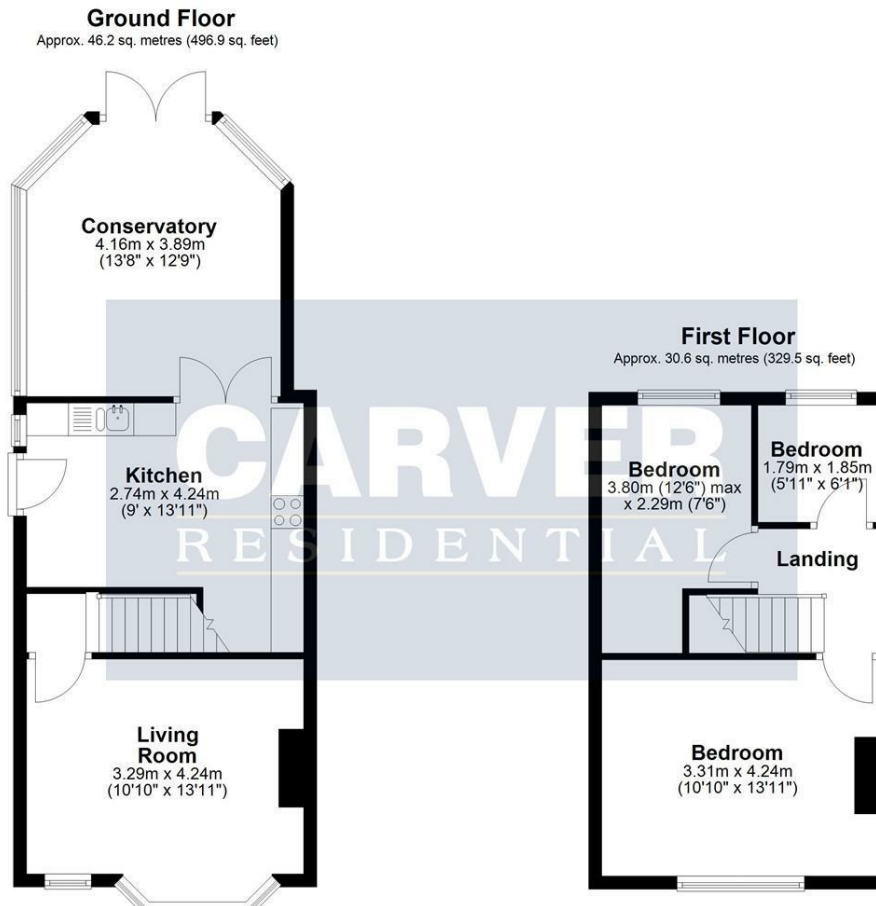
Tenure: Freehold

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>                            |         | <b>59</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  |

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
 Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



**14 Duke Street, Darlington**  
 Co Durham, DL3 7AA  
 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

**63 Dalton Way, Newton Aycliffe**  
 Co Durham DL5 4NB  
 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

**41 Market Place, Richmond**  
 North Yorkshire, DL10 4QL  
 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

**219 High Street, Northallerton**  
 North Yorkshire DL7 8LW  
 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)