



**** SPACIOUS SEMI DETACHED ** ** OFF STREET PARKING ** ** BRICK GARAGE ** ** ATTRACTIVE GARDENS ** ** EASY REACH OF LOCAL AMENITIES ****

Deceptively spacious two bedroom semi detached house with the benefit of a driveway providing off street parking, detached brick garage and attractive low maintenance gardens with patio areas and pond.

In good decorative order throughout with the benefit of gas central heating, double glazing and lovely stripped pine panelled internal doors throughout.

The accommodation comprises Entrance Hall, Lounge, modern fitted Kitchen/ Dining Room with fitted floor and wall units, built in oven and hob and integrated fridge/ freezer, Landing, two double bedrooms and Bathroom/ wc with white suite and electric shower.

The property is ideally located for schools, amenities, The South Park and town centre.

Ideally priced for first time buyers, young families or investors.

Please Note: Council tax band A. Freehold basis.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Geneva Crescent, Darlington, DL1 4LA

2 Bed - House - Semi-Detached

£119,950

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Geneva Crescent, Darlington, DL1 4LA



GROUND FLOOR

Entrance Hall

Lounge

15'0 into bay window x 11'10 into alcoves (4.57m into bay window x 3.61m into alcoves)

Kitchen/ Dining Room

15'0 into alcoves x 9'2 (4.57m into alcoves x 2.79m)

FIRST FLOOR

Landing

Bedroom 1

10'8 x 10'8 increasing to 15'0 (3.25m x 3.25m increasing to 4.57m)

Bedroom 2

11'0 x 9'0 (3.35m x 2.74m)

Bathroom/ wc

7'6 x 5'6 (2.29m x 1.68m)

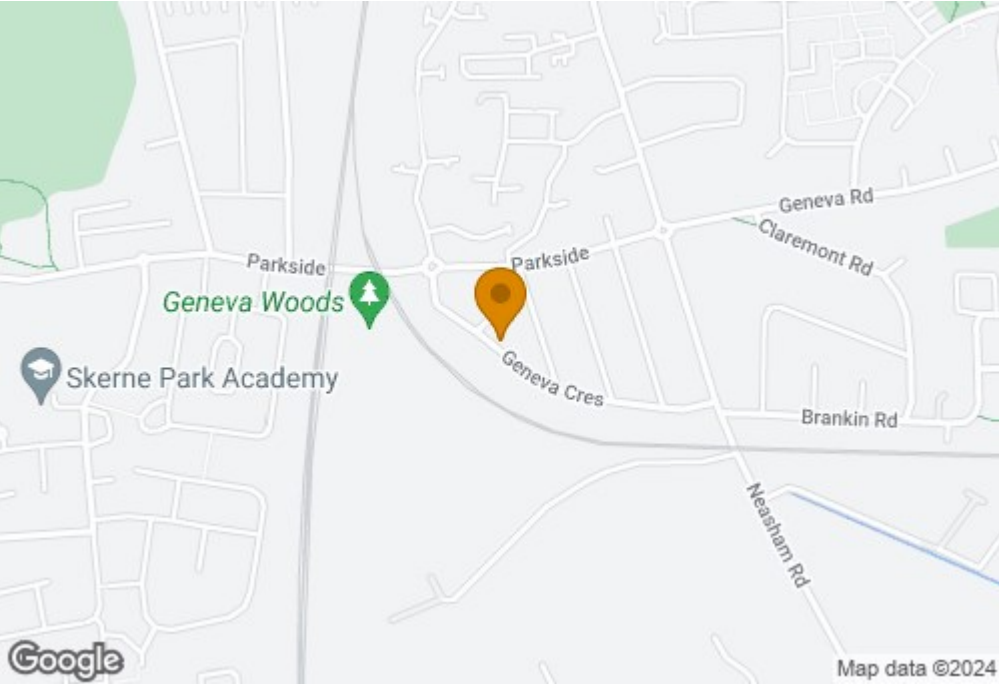
OUTSIDE

Garage

19'0 x 9'0 (5.79m x 2.74m)



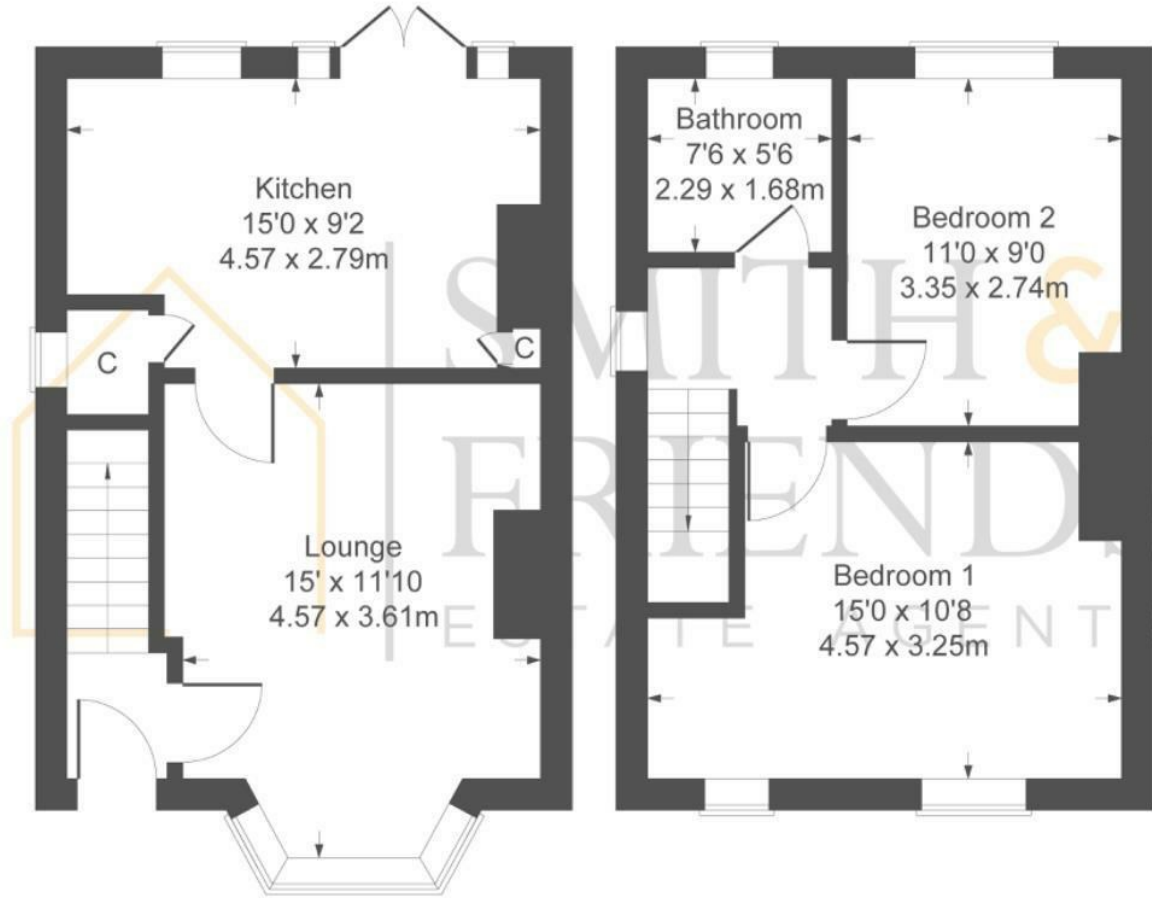
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Geneva Crescent

Approximate Gross Internal Area
679 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

