



208 Greenbank Road, Darlington Offers Over £89,950

Offered For Sale with NO ONWARD CHAIN. A superb opportunity has arisen to acquire an outstanding two bed roomed mid terraced period property situated within walking distance of Darlington town centre. Immaculately presented throughout this delightful residence offers accommodation over two floors including an entrance porch way, a beautifully appointed living room, a modern and contemporary kitchen / breakfast room, two bedrooms and a shower room. Externally To the front of the property there is a forecourt garden which is gravelled and complimented with a variety of mature plants and shrubs. To the rear of the property there is an enclosed rear yard. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



208 Greenbank Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a beautifully presented two bed roomed mid terraced period property occupying a most pleasing position on Greenbank Road in Darlington.

UPVC double glazing throughout

Gas fired central heating

Council Tax band A

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Greenbank Road is conveniently located within walking distance of Darlington Town centre, where you will find of a range of amenities including shops, bars, restaurants and leisure facilities. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

Entrance Porch Way

The property is entered through a UPVC double glazed entrance door leading into a most welcoming entrance porch way.

Living Room

11'7" x 13'0"

The beautifully presented living room is tastefully decorated in neutral tones incorporating a stylish feature wall. Warmed by a central heating radiator and benefiting from a UPVC double glazed bay window overlooking the front elevation of the property.

Kitchen / Breakfast Room

12'11" x 8'11"

The kitchen / breakfast room is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink

and drainer. The kitchen is warmed by a central heating radiator and benefits from an integrated electric oven with a gas hob and over head extractor hood, an under stairs cupboard providing useful storage, a UPVC double glazed window to the rear elevation of the property and a UPVC double glazed door which leads out to the rear yard.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

11'8" x 13'1"

A double bedroom with a UPVC double glazed window overlooking the front of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones incorporating a feature wall.

Bedroom Two

8'11" x 8'0"

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear of the property and a cupboard providing useful storage.

Shower Room

4'6" x 6'0"

The shower room has vinyl flooring, a UPVC double glazed window and is fitted with a modern suite comprising of a shower cubicle with a shower, a wash hand basin and a low level WC.

Externally

Externally To the front of the property there is a forecourt garden which is gravelled and complimented with a variety of mature plants and shrubs. To the rear of the property there is an enclosed rear yard and large shed.

