



## **358 Yarm Road, Darlington Offers In The Region Of £150,000**

Situated on the charming Yarm Road in Darlington, this delightful semi-detached house offers a perfect blend of comfort and convenience.

The home features a welcoming entrance hallway, a living room, dining room, kitchen, three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The single bathroom is thoughtfully designed, catering to the needs of modern living.

With its appealing layout and generous living space, this property is perfect for those looking to settle in a friendly neighbourhood. The location on Yarm Road ensures easy access to local amenities, schools, and transport links, making it an excellent choice for commuters and families alike.

This semi-detached house is not just a place to live; it is a place to create lasting memories. Whether you are a first-time buyer or looking to expand your property portfolio, this home presents a wonderful opportunity in the heart of Darlington. Do not miss the chance to make this charming residence your own.



# 358 Yarm Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bedroom semi detached residence occupying a most pleasing position on Yarm Road within the ever popular Eastbourne area of Darlington

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band B

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Yarm Road is conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing first class local schools. Yarm Road 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. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from laminated flooring.

## Living Room

12'5" x 12'0"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Dining Room

12'0" x 9'7"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window. A door leads out to the rear garden.

## Kitchen

6'9" x 14'6"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window, an integrated electric oven and hob, plumbing for an automatic washing machine and a walk in pantry. A door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'5" x 9'3"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bedroom Two

12'0" x 9'4"

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bedroom Three

7'10" x 8'4"

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bathroom

7'8" x 6'11"

The bathroom has vinyl flooring, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with overhead shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn with open aspect views.