



## **203 Yarm Road, Darlington** **Offers In The Region Of £245,000**

A superb opportunity has arisen to acquire a beautifully presented three bed roomed semi detached residence situated on Yarm Road in Darlington. Offering outstanding, generous and flexible accommodation which is beautifully presented and retains an informal homely ambience throughout in brief this property is comprised of a welcoming entrance hallway, a living room, dining room, kitchen / breakfast room, utility room, play room, a downstairs shower room, three bedrooms and a modern and most contemporary family bathroom. The property occupies a generous plot. To the front of the property there is a large block paved driveway with off road car parking for several vehicles and a single garage. To the rear of the property there is a garden which is laid with artificial grass. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# 203 Yarm Road, Darlington

## General Remarks

A fabulous three bed roomed luxurious semi- detached house occupying a generous plot on Yarm Road in Darlington  
High-Quality Fixtures & Fittings  
Gas fired central heating  
Wood framed double glazed windows  
Council Tax band C  
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

A welcoming entrance hallway tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from wood flooring and an under stairs cupboard providing useful storage.

## Living Room

The beautifully presented living room offers an abundance of natural light courtesy of the wood framed double glazed bay window to the front and side elevations of the property. The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a beautiful granite fire place with a granite hearth and insets and an electric fire.

## Dining Room

The dining room has a wood framed double glazed bay window overlooking the side elevation of the property. Warmed by a double central heating radiator, tastefully decorated in neutral tones and benefiting from wood flooring.

## Kitchen / Breakfast Room

The stunning kitchen / breakfast room is fitted with a comprehensive range of quality wall, floor and drawer units with contrasting granite worktops incorporating a Belfast sink. The kitchen / breakfast room benefits from wood flooring, granite splash backs, inset spot lights to the ceiling, a double oven with an electric hob, a fridge freezer and a central Island.

## Utility Room

The utility room is fitted with a range of wall and floor units with contrasting worktops incorporating a Belfast sink. The utility room benefits from wood flooring and plumbing for an automatic washing machine. A door leads out to the rear garden.

## Play Room / Snug

A versatile room which is currently used as a play room. Warmed by a double central heating radiator and benefiting from a velux window.

## Shower Room

The modern and most contemporary shower room has a tiled floor and walls, a wood framed double glazed window with privacy glass and is fitted with a beautiful suite comprising of walk in shower cubicle with a shower, a low level WC and a ceramic sink set onto a granite base unit.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

A beautifully presented double bedroom tastefully decorated in neutral tones. Warmed by a double central heating radiator and benefiting from LVT flooring, a wood framed double glazed window overlooking the side of the property

## Bedroom Two

A double bedroom offering an abundance of natural light courtesy of a wood framed double glazed bay window to the front of the property and a wood framed double glazed window to the side of the property. Warmed by a double central heating radiator and tastefully decorated in neutral tones.

## Bedroom Three

A further bedroom warmed by a central heating radiator and benefiting from a wood framed double glazed bay window overlooking the front of the property.

## Bathroom

The stunning family bathroom has a tiled marble floor, tiled walls, a wood framed double glazed window with privacy glass and is fitted with a luxurious suite comprising of a free standing bath, a low level WC, a towel radiator and two sinks set on a vanity unit.

## Externally

The property occupies a generous plot. To the front of the property there is a large block paved driveway with off road car parking for several vehicles and a single garage. To the rear of the property there is a garden which is laid with artificial grass.

