



**\*\* DETACHED HOUSE \*\* \*\* FOUR BEDROOMS \*\* \*\* TWO BATHROOMS PLUS CLOAKROOM \*\*** **\*\* SOUGHT AFTER DEVELOPMENT \*\*** **\*\* EXTENSIVE CORNER PLOT WITH HUGE GARDEN \*\***  
**\*\* IDEAL FAMILY HOME \*\* \*\* SOUTH FACING TO THE REAR AND INTEGRAL GARAGE \*\***

This four bedroom detached house is located on a large corner plot in an attractive cul de sac position on this popular residential development off McMullen Road.

In our opinion this must be the best plot on the development. South facing to the rear and not directly overlooked with the benefit of an open plan front garden, driveway providing off street parking, integral garage and extensive fully enclosed side and rear gardens which are laid to lawn with two paved patio areas.

The property offers excellent family sized accommodation in good decorative order throughout with the benefit of gas central heating and double glazing.

Gibb Avenue is located off Paton Way within easy reach of local shops, schools for all age groups, regular bus services to the town centre and easy access to the A66 for commuting.

The well appointed accommodation briefly comprises: Entrance Hall with tiled flooring and staircase to the first floor, half tiled ground floor Cloakroom/ wc, spacious Lounge with french doors leading to the rear garden, fitted Kitchen with built in oven and hob, integrated appliances and tiled flooring, Landing, four good sized Bedrooms - master bedroom with En Suite Shower Room/ wc and family Bathroom/ wc.

The property is offered for sale at a competitive price level for a quick sale an early viewing is highly recommended to appreciate the property fully.

**Gibb Avenue, Darlington, DL1 1NQ**

**4 Bedroom - House - Detached**

**£225,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



**SMITH & FRIENDS**  
 ESTATE AGENTS

Gibb Avenue, Darlington, DL1 1NQ



## GROUND FLOOR

### Entrance Hall

14'10 x 6'10 (4.27m'3.05m x 1.83m'3.05m)

### Cloakroom/ wc

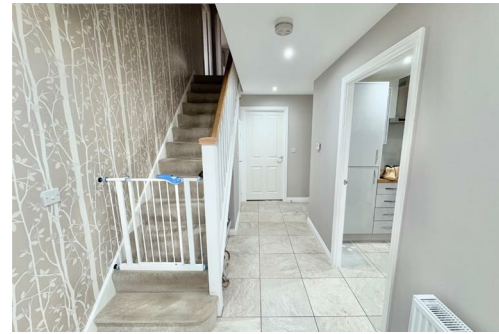
6'2 x 3'4 (1.83m'0.61m x 0.91m'1.22m)

### Lounge

15'6 x 14'6 (4.57m'1.83m x 4.27m'1.83m)

### Kitchen/ Dining Room

11'2 x 8'4 (3.35m'0.61m x 2.44m'1.22m)



## FIRST FLOOR

### Landing

9'2 x 6'10 (2.74m'0.61m x 1.83m'3.05m)

### Bedroom 1

12'10 x 12'0 narrowing to 9'0 (3.66m'3.05m x 3.66m'0.00m narrowing to 2.74m'0.00m)

### En Suite Shower Room/ wc

6'2 x 5'2 (1.83m'0.61m x 1.52m'0.61m)



### Bedroom 2

13'10 x 9'8 (3.96m'3.05m x 2.74m'2.44m)

### Bedroom 3

11'8 x 9'8 (3.35m'2.44m x 2.74m'2.44m)

### Bedroom 4

9'0 x 7'2 (2.74m'0.00m x 2.13m'0.61m)



### Bathroom/ wc

6'6 x 5'6 (1.83m'1.83m x 1.52m'1.83m)

## OUTSIDE

### Garage

17'5 x 9'4 (5.18m'1.52m x 2.74m'1.22m)

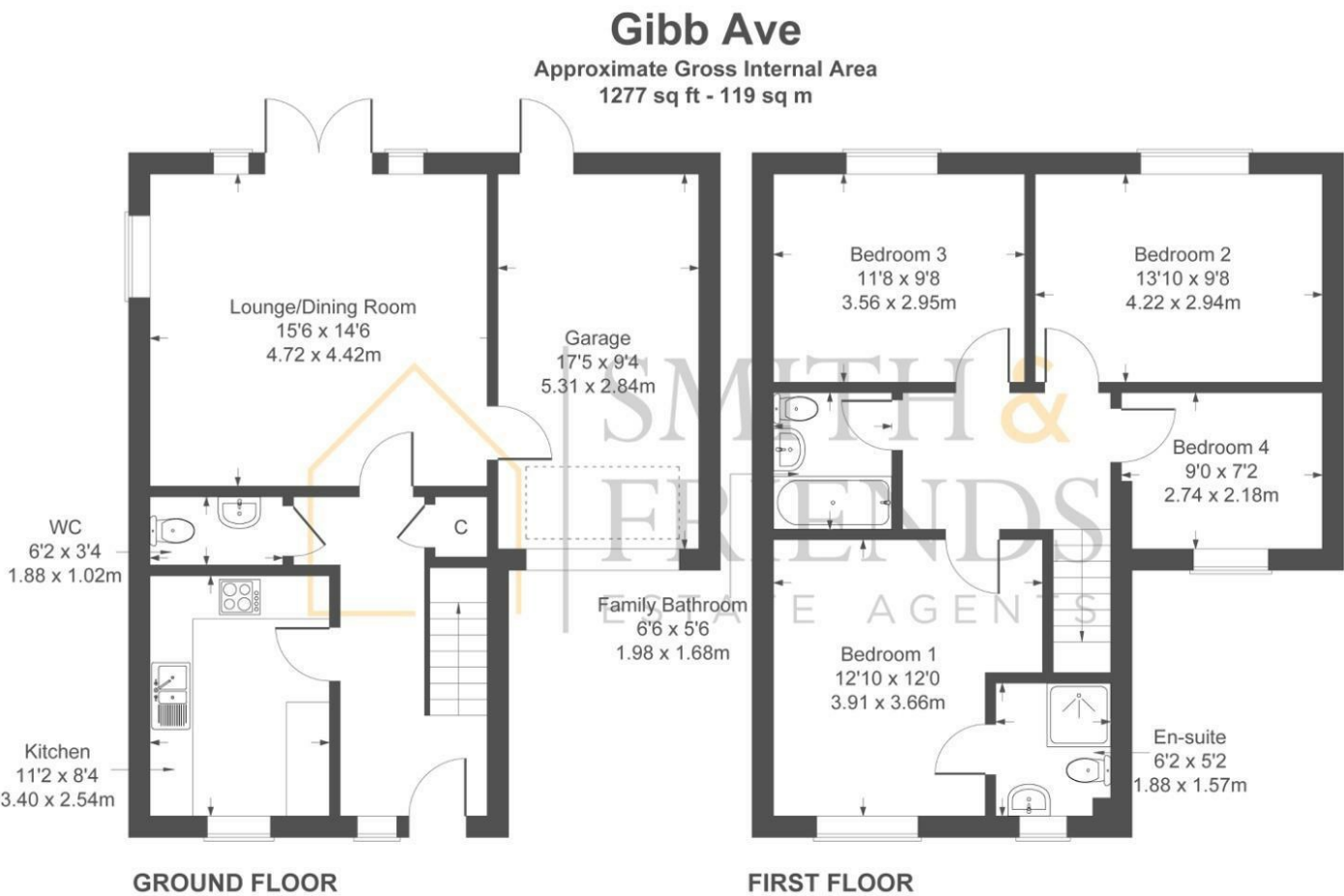




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Not to Scale. Produced by The Plan Portal 2025  
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out 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. We 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	77	82
(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

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