



## 19 GIBB AVENUE, DARLINGTON, DL1 1NQ

### Offers In The Region Of £165,000

We offer for sale this THREE BEDROOM SEMI DETACHED PROPERTY situated in the popular Haughton area of Darlington.

The property is well presented throughout and briefly comprises of; entrance hall, lounge, kitchen / diner, ground floor wc, whilst to the first floor there are three bedrooms, the master benefitting from ensuite facilities and family bathroom. Externally there are gardens front and rear with a large storage shed to the rear which could be utilised for a number of uses including workshop or craft room.

Situated close to Lingfield Point with nearby access links to the to the A66 and local amenities, schools and shops.

TENURE: Freehold  
COUNCIL TAX: B





**ENTRANCE HALLWAY**

The UPVC entrance door opens into the reception hallway which has access into the Lounge . The staircase leading to the first floor.

**LOUNGE**

**12'2 x 13'11 (3.71m x 4.24m)**

A spacious reception room having a UPVC window to the front aspect and access into the Kitchen/Diner.

**KITCHEN/DINER**

**15'5 x 9'6 (4.70m x 2.90m)**

Fitted with an ample range of white gloss wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. the integrated appliances include a oven and hob with stainless steel extractor hood, there is plumbing for an automatic washing machine . The room is spacious easily accommodating for a dining table and there are UPVC French door leading to the rear.

**CLOAKS/WC**

Fitted with a low level WC and hand basin.

**FIRST FLOOR LANDING**

Leading to all three bedrooms and bathroom/wc.

**BEDROOM ONE**

**11'01 x 10'01 (3.38m x 3.07m)**

A generous master bedroom having a UPVC window to the front aspect and benefitting from ensuite facilities.

**ENSUITE**

With a fitted white suite comprising of; shower cubicle with inset shower, hand wash basin, wc.

**BEDROOM TWO**

**11'3 x 8'8 (3.43m x 2.64m)**

A further double bedroom having a UPVC window to the rear.

**BEDROOM THREE**

**10'11 x 6'7 (3.33m x 2.01m)**

A sizeable single room having a UPVC window to the rear.

**BATHROOM/WC**

Fitted with a white suite comprising of, panel bath with over head shower, hand wash basin, wc. The room has been finished with tiled flooring.

**EXTERNALLY**

To the front of the property there is a driveway for off road car parking, whilst to the rear there is a fence enclosed garden area which is laid to lawn and patio area, large shed for extra storage or could be utilised as a workshop / craft room or a number of other uses



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

**Ground Floor**

**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

