

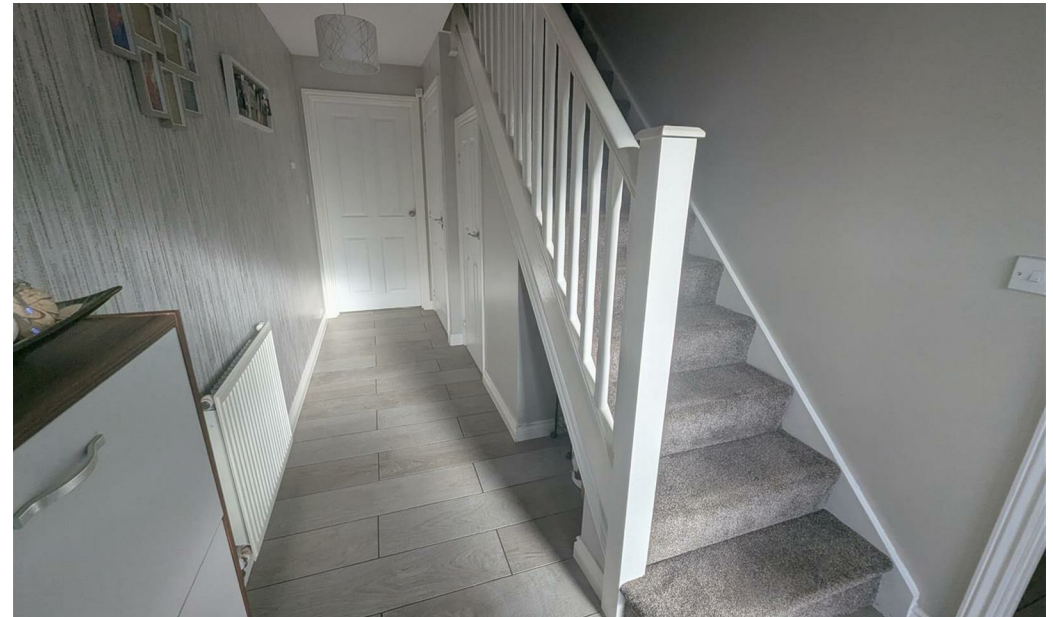


Gibb Avenue

Darlington DL1 1NQ

Offers Over £250,000

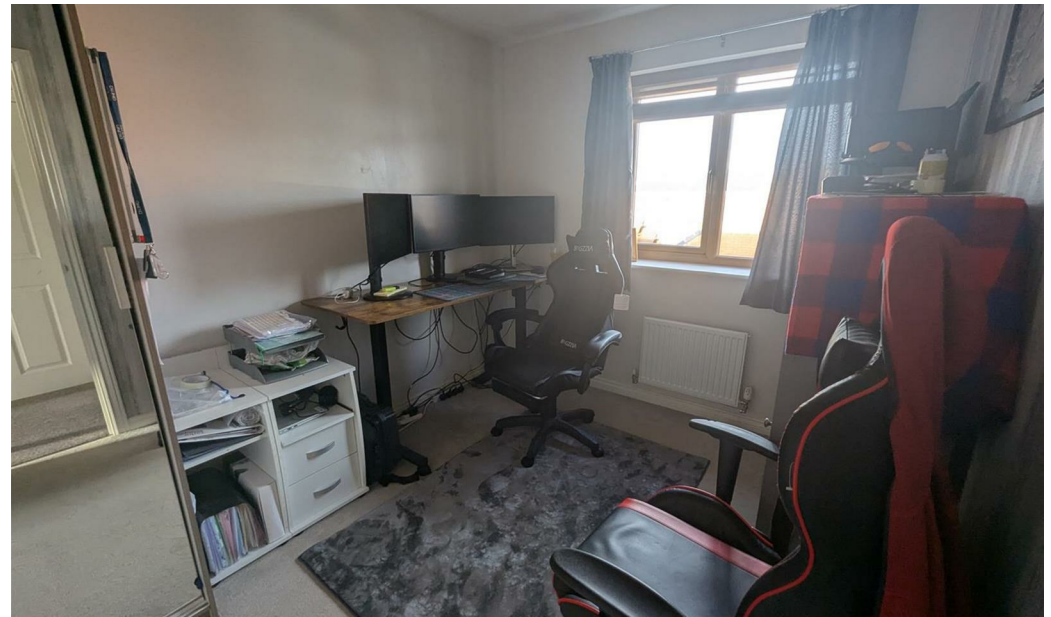
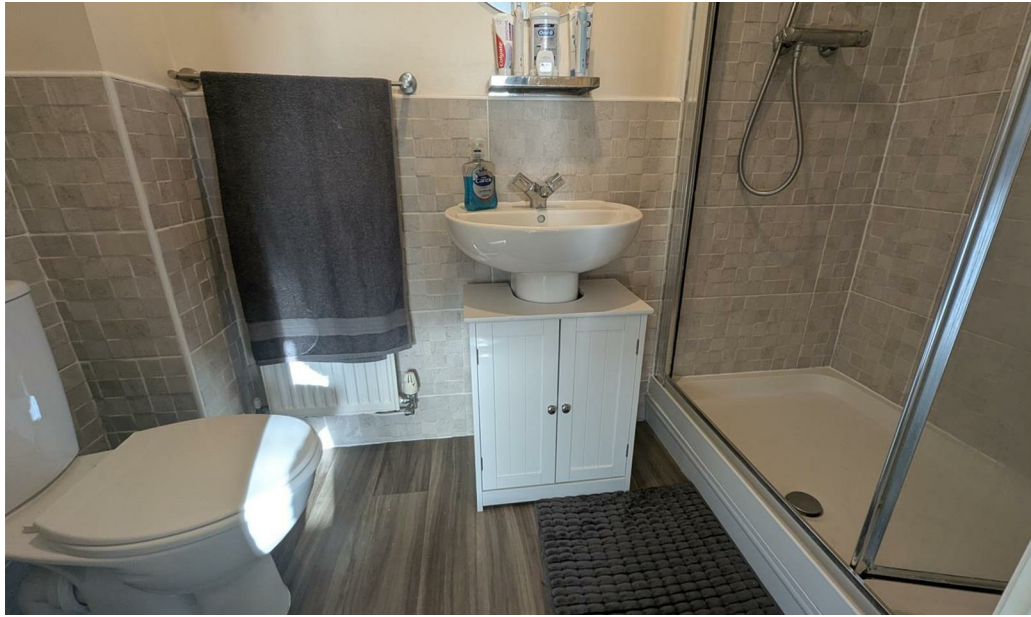




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Gibb Avenue

Darlington DL1 1NQ



- Four Bedroom Detached Family Home
 - Multiple Off Street Parking and Rear Garden
- Handy Eastbourne Location of Darlington
 - Council Tax Band D
- Close to Amenities, Schools and Travel Links
 - Epc Rating C

This beautifully presented detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for growing families. The well-designed layout features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house boasts two modern bathrooms, including an en-suite in the main bedroom, ensuring convenience and privacy for all residents. A downstairs w.c adds to the practicality of the home, making it suitable for both family living and hosting visitors.

Outside, the property is complemented by a generous driveway, providing parking for multiple vehicles, a valuable feature in today's busy world. The well-maintained exterior reflects the care and attention that has been given to this home, making it a delightful place to live.

This property on Gibb Avenue is not just a house; it is a wonderful opportunity to create lasting memories in a lovely community. With its excellent presentation and thoughtful design, it is sure to appeal to those looking for a comfortable and stylish family home. Don't miss the chance to make this exceptional property your own.

Entrance Hall

Door to front, staircase to first floor landing, tiled floor and radiator. Access to ground floor cloak and storage cupboard.

Ground Floor Cloaks

Fitted with low level w.c, wash hand basin, part tiled walls, tiled floor and radiator.

Lounge

14'3 x 10'2 (4.34m x 3.10m)
Double doors to rear and radiator.

Dining Room

9'4 x 10'3 (2.84m x 3.12m)
Upvc double glazed window to rear and radiator.

Kitchen/Breakfast Room

8'3 x 16'5 (2.51m x 5.00m)
Upvc double glazed window to front, fitted with modern white wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob and oven with extractor over and stainless steel splashback. There is an integrated washing machine and fridge freezer. Breakfast bar to provide seating, part tiled walls, tiled floor and radiator. Recently installed concealed Boiler.

First Floor Landing

Airing cupboard and radiator.

Bedroom One

13'4 x 12'7 (4.06m x 3.84m)
Two Upvc double glazed windows to front and radiator. Access to En-suite.

En-Suite

Fitted double shower cubicle with shower and spray, low level w.c, wash hand basin, part tiled walls and radiator.

Bedroom Two

8'3 x 12'7 (2.51m x 3.84m)
Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Three

8'6 x 10' (2.59m x 3.05m)
Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Four

7'9 x 10'5 (2.36m x 3.18m)
Upvc double glazed window to rear.

Bathroom

Upvc double glazed window to rear, fitted panelled bath with shower over and screen, low level w.c, wash hand basin, part tiled walls, vinyl floor and radiator.

Externally

To the front of the property is a spacious driveway which will accommodate multiple vehicles. There is also access to a garage with up and over door, power and light. There is gated side access to rear with car charging port.
To the rear there is a generous garden with both patio and lawn areas.

Council Tax

Band D

Tenure

Freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Property Information

Local Authority

Darlington
Council Tax
Band:
D

Annual Price:
£2,259
Conservation Area
No
Flood Risk
No Risk
Floor Area
678 ft 2 / 63 m 2
Plot size
0.05 acres
Mobile coverage

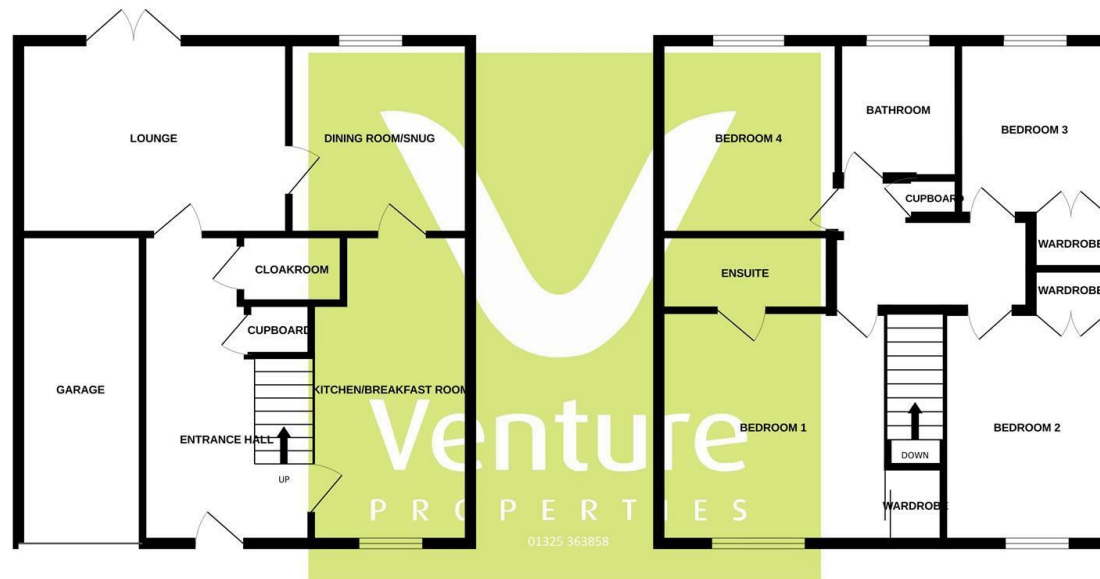
EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Superfast
80 Mbps
Ultrafast
9000 Mbps
Satellite / Fibre TV Availability

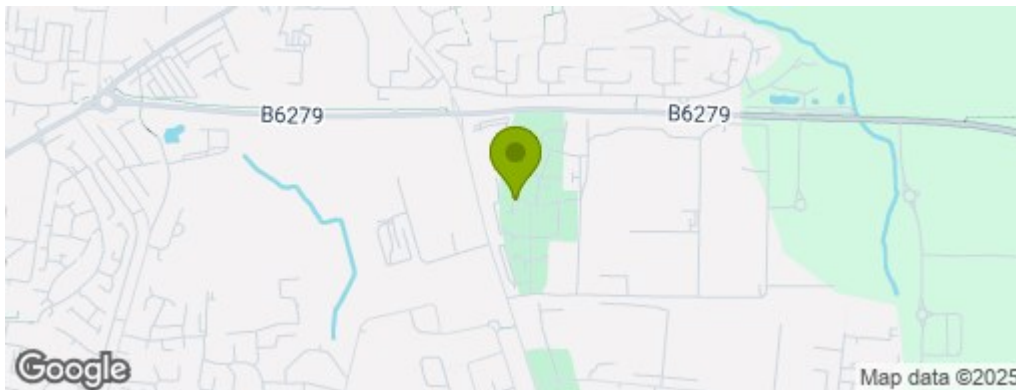
BT
Sky

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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