

Knoll Avenue, Darlington, DL3 8PT
Offers in the region of £139,950

estates⁴
'The Art of Property'



Knoll Avenue, Darlington, DL3 8PT

Offers in the region of £139,950

Council Tax Band: C

SOLD WITH SITTING TENANTS - Nestled in the desirable West End of Darlington, this charming, larger than average, duplex apartment on Knoll Avenue offers a perfect blend of comfort and convenience. With its prime location just off Linden Avenue, residents will enjoy easy access to the vibrant Town Centre, making it an ideal choice for those who appreciate both tranquillity and urban amenities.

The apartment boasts a spacious open-plan living area on the first floor, providing a welcoming space for relaxation and entertaining. The layout is thoughtfully designed, ensuring that the living space feels both airy and inviting. Ascending to the second floor, you will find two generously sized double bedrooms, each offering ample room for personalisation and comfort.

This property is particularly appealing for a variety of buyers, whether you are a first-time buyer seeking your first home, an investor looking for a promising opportunity, or someone in need of a lock-up-and-leave residence. The versatility of the accommodation caters to a range of lifestyles and preferences.

Additionally, the apartment comes with the added benefit of a garage, providing secure parking and extra storage space. With no onward chain, this property is ready for you to move in and make it your own without delay.

In summary, this delightful apartment on Knoll Avenue presents an excellent opportunity to enjoy comfortable living in a sought-after location. It features uPVC double glazing and electric central heating.

In brief the accommodation comprise:

First floor
Entrance hallway with useful understairs storage cupboard and access to a cloak/WC. Large lounge/dining area great

for entertaining with an open aspect flowing through to the kitchen, which also enjoys Kardean flooring throughout this floor (carpet has been fitted to the lounge area on top of the Kardean flooring).

Second floor
Landing opening to two generous double bedrooms both with built-in wardrobe and a Shower room with double walk-in shower basin and WC.

Externally
Communal gardens, residents parking, and an allocated garage great for secure parking or storage.

Please note:
Council tax Band - C
Tenure - Freehold
EPC Rating: E
Total sq ft to be considered guide only.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the

property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

First Floor

Entrance Hallway

Separate W/C

Kitchen

10'8" x 7'3" (3.27 x 2.23)

Lounge/Diner

19'4" x 17'7" (5.90 x 5.38)

Second Floor Landing

Second Bedroom

11'8" x 10'8" (3.57 x 3.27)

Principal Bedroom

17'7" x 12'0" (5.38 x 3.66)

Shower Room

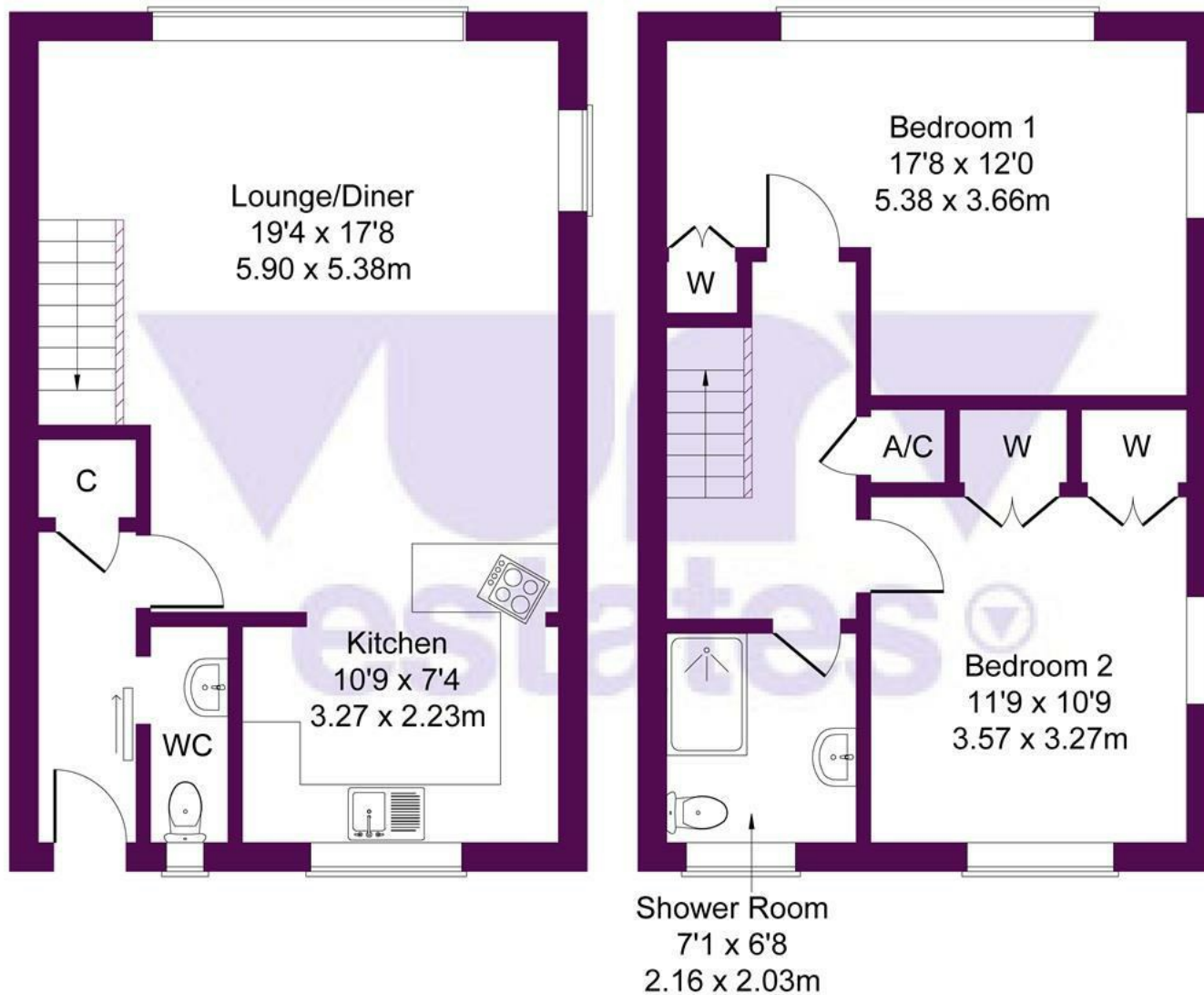
7'1" x 6'7" (2.16 x 2.03)

Communal Gardens



Knoll Avenue

Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



estates⁴
'The Art of Property'

65 Duke Street
Darlington
County Durham
DL3 7SD
01325 804850
sales@vurvestates.co.uk
<https://www.vurv.online/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	