

Gibb Avenue, Darlington, DL1 1NQ
Offers in the region of £225,000

estates⁴
'The Art of Property'



Gibb Avenue, Darlington, DL1 1NQ
Offers in the region of £225,000
Council Tax Band: D

A beautifully presented three bedroom detached family home, occupying a highly desirable position within this popular residential development. Constructed in 2016, the property has been lovingly owned and maintained by the current owners since new, offering spacious and well-appointed accommodation throughout.

One of the great features of this home is the south-facing rear garden, providing an excellent outdoor space to enjoy sunshine throughout the day.

The accommodation begins with a welcoming entrance hallway, enhanced by a composite front door and attractive glazed side panels which flood the space with natural light. There is a useful ground floor WC and a well-equipped contemporary kitchen, which also houses the combi boiler. To the rear, the generous lounge provides an ideal family living space, featuring a charming bay window to the side elevation and French doors opening directly onto the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom. The impressive principal bedroom is a particular highlight, extending from the front to the rear of the property and benefiting from windows to both elevations, creating a bright and airy atmosphere. It is further complemented by an en-suite shower room.

Externally, the property enjoys a driveway providing off-street parking which leads to a garage, offering additional secure parking or useful storage space.

Conveniently situated, the property is within easy reach of local shops, amenities and schooling. Excellent transport links are available nearby, with straightforward access to the A1(M) & A66, while Darlington town centre and the mainline railway station are both just a short drive away.

Early viewings recommended to appreciate the space, position, and lifestyle this family home has to offer.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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!

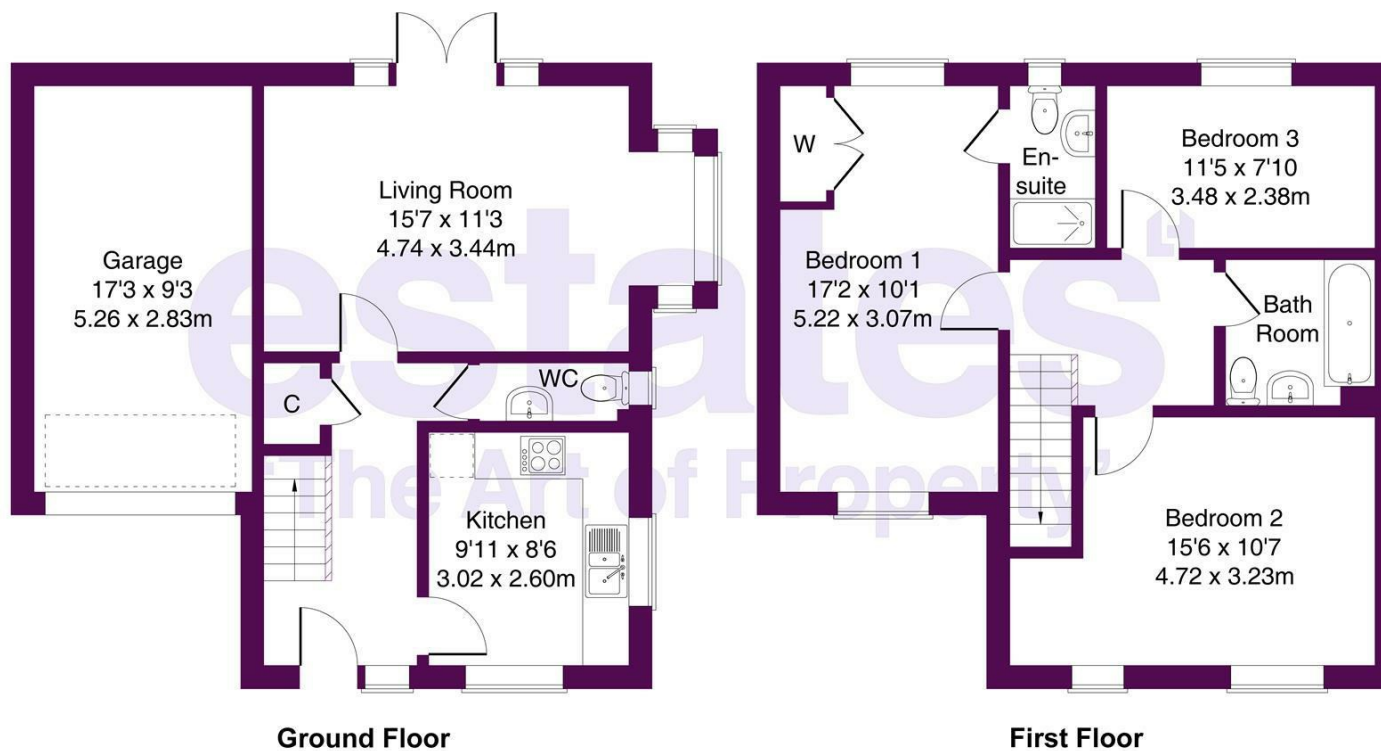
Disclaimer:

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. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Gibb Avenue, Darlington, DL1 1NQ

Approximate Gross Internal Area: (1119 sq ft - 104 sq m.)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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	