



## listing



### Information de l'agent

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Nom:              | Tony Dobbins                                                                          |
| Nom de compagnie: | Anthony Jones Properties                                                              |
| Pays:             | Royaume-Uni                                                                           |
| Expérience since: |                                                                                       |
| Type de service:  | Selling a Property                                                                    |
| Specialties:      |                                                                                       |
| Property Type:    | Apartments, Houses                                                                    |
| Téléphone:        | +44 (1325) 776-424                                                                    |
| Languages:        | English                                                                               |
| Site web:         | <a href="http://anthonyjonesproperties.co.uk">http://anthonyjonesproperties.co.uk</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 291,555.44 |

#### Location

|         |             |
|---------|-------------|
| Pays:   | Royaume-Uni |
| Soumis: | 09/02/2026  |

#### Description:

Positioned within a popular and well-established residential area of Darlington, Gibb Avenue presents a beautifully finished and thoughtfully arranged family home. Offering flexible living space across three floors and designed to suit the needs of modern family life.

The approach immediately sets a positive first impression, with off-street parking, lawned garden area, and the added benefit of an EV charging point.

Stepping inside, a welcoming entrance hall introduces the quality of finish throughout, with stylish Moduleo LVT flooring and a contemporary feel that flows seamlessly across the ground floor.

To the front of the property, a cosy snug provides a versatile additional reception space. Ideal as a playroom, reading room, or relaxed snug away from the main living areas. To the rear, the kitchen and dining space forms the true heart of the home, flooded with natural light from dual-aspect windows and patio doors opening directly onto the garden. Well-appointed with a range of fitted units, integrated appliances and generous worktop space, this is a room perfectly suited to everyday family meals, entertaining friends, or keeping an eye on children playing outside. A practical cloakroom completes the ground floor, adding everyday convenience.



The first floor is arranged to maximise both comfort and lifestyle flexibility. A generous living room enjoys an elevated position with patio doors opening onto a balcony, creating a bright and airy retreat ideal for relaxing evenings or entertaining. A further bedroom on this level works well as a child's room, guest bedroom or home office, supported by a modern family bathroom.

Rising to the second floor, the home continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, offering a calm and private space away from the main living areas. Two further bedrooms provide excellent accommodation for children or guests; all finished to a high standard.

Externally, the west-facing rear garden has been designed for low-maintenance enjoyment, with a patio area perfect for outdoor dining, a private lawned space, garden shed, and external power points. Ideal for entertaining, family barbecues or relaxed summer evenings.

Gibb Avenue is particularly well regarded for its convenient access to local schools, shops, and amenities. While Darlington town centre, transport links and open green spaces are all within easy reach. This is a location that continues to appeal to families seeking both community and connectivity.

Beautifully presented throughout and offering versatile accommodation, off-street parking and a desirable setting, Gibb Avenue is a fantastic opportunity for families looking for a home that is ready to move into and enjoy. **CALL NOW TO VIEW.**

## Commun

|                  |                    |
|------------------|--------------------|
| Chambres:        | 4                  |
| Salle de bains:  | 2                  |
| Pied carré fini: | 124 m <sup>2</sup> |

## Lease terms

Date Available:

## Contact information

IMLIX ID: RS2718

