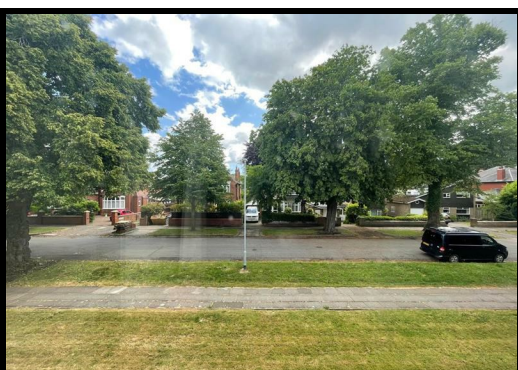




## 25 Knoll Avenue, Darlington Offers Over £130,000

Offered For Sale with NO ONWARD CHAIN. A truly outstanding opportunity has arisen to acquire a spacious three bed roomed maisonette located within the heart of the highly desirable West End of Darlington. This property is situated on Knoll Avenue just off Linden Avenue and it is conveniently situated within walking distance of Darlington's town centre where you will find a host of amenities including restaurants, bars, shops and leisure facilities. The property is also within the catchment area for a number of first class schools including The Federation of Abbey Infant and Junior School, Hummersknott Academy and Carmel School. Beautifully presented throughout in brief this property is comprised of an entrance porch way, a welcoming entrance hallway, a cloakroom, living room, a modern and most contemporary kitchen completes the ground floor accommodation. To the first floor of the property there are two double bedrooms, a single bedroom and a modern family bathroom. Externally there is a garage providing off road car parking. Knoll Avenue is a short distance from the A66, A1(M) and Darlington Railway Station providing convenient commuter access. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.





# 25 Knoll Avenue, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a spacious three bed roomed maisonette property occupying a most pleasing position on Knoll Avenue within the heart of the desirable west end of Darlington.

Electric heating

UPVC double glazed windows throughout

Council Tax band C

x1 garage included

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Knoll Avenue is situated just off Linden Avenue which is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. The property is situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Hummersknott Academy and Carmel College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Porch Way

The property is entered through a UPVC double glazed entrance door leading into an entrance porch way.

## Entrance Hallway

The welcoming entrance hallway benefits from vinyl flooring and an under stairs cupboard providing useful storage.

## Cloakroom

There is a cloakroom which is fitted with a suite comprising of a low level WC, a wash hand basin and a vanity mirror.

## Living Room

18'4" x 13'9"

The beautifully presented living room offers an abundance of natural light courtesy of the large UPVC double glazed window overlooking the front of the property Warmed by an electric radiator and tastefully decorated in neutral tones.

## Kitchen

9'10" x 7'2"

A most modern and contemporary kitchen fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from an electric oven and hob and plumbing for an automatic washing machine.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'5" x 9'10"

A double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bedroom Two

12'1" x 9'2"

A further double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bedroom Three

7'10" x 7'2"n

A single bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bathroom

6'6" x 6'2"

The modern bathroom has vinyl flooring, tiled walls, a UPVC double glazed window with privacy glass and is fitted with a modern suite comprising of a bath with overhead shower, a wash hand basin and a low level WC.

## Garage

17'11" x 8'8"

Externally there is a garage providing off road car parking.

