



## 33 KNOLL AVENUE, DARLINGTON, DL3 8PT

**Offers In The Region Of £99,950**

Situated in the most desirable location with Darlington's West End, and conveniently positioned for transport routes and access to the town centre, we have great pleasure in offering for sale this well proportioned One Bedroomed Ground Floor Apartment, boasting refitted kitchen, spacious lounge/diner, good sized bedroom and Bathroom/wc. In addition, there is a beautiful lawned communal garden accessed directly from the flat, with a small patio providing ample space for a seating area. and garage situated in a separate block very close to the property.

Warmed by Electric Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway, Bedroom, which overlooks the front aspect, and has the benefit of built-in wardrobes, the Lounge/Diner is situated to the rear, large



**BEDROOM**

11'9" x 15'7" (3.58m x 4.75m)

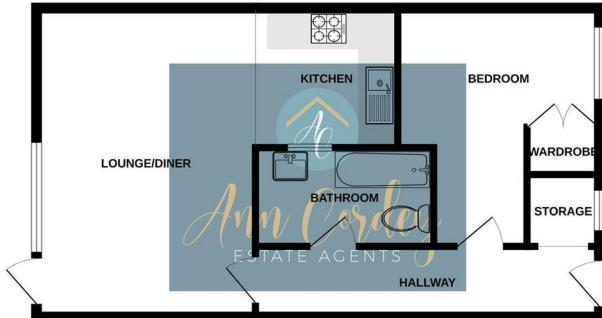
**LOUNGE/DINER**

17'2" x 12' (5.23m x 3.66m)

**KITCHEN**

8' x 7'6" (2.44m x 2.29m)

GROUND 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 are intended only to give an indication of layout for any enquirer. Prospective buyers are advised to make their own measurements to satisfy themselves of the size of any room. Ann Cordey Estate Agents Ltd. do not guarantee the accuracy of these measurements and no responsibility is accepted for any errors or omissions. Prospective purchasers are advised to make their own arrangements for verification of any details contained in these particulars. The services, systems and appliances shown have not been tested and no guarantee can be given. Made with Metrix 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

