

Oakdene Avenue, Darlington, DL3 7HS.
Offers in excess of £215,000

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'The Art of Property'



Oakdene Avenue, Darlington, DL3 7HS.
Offers in excess of £215,000
Council Tax Band: B

A substantial and beautifully presented three-bedroom duplex apartment with its own REAR GARDEN, balcony and no service charge, occupying a prime position in the highly sought-after WEST END of Darlington.

Ideally located within walking distance of Darlington town centre and railway station, whilst also offering excellent access to the A1(M) and A66, this impressive apartment is perfectly placed for both town and commuter living.

Occupying the first and second floors, the property offers generously proportioned accommodation, high ceilings and a wonderful blend of period character with modern improvements. The apartment is particularly notable for its size, presentation and excellent natural light.

A ground floor communal entrance leads to the first-floor apartment entrance hallway, with access to a large front facing reception room, offering ample space for both seating and dining. A small balcony and large bay window provide an attractive feature and flood the room with natural light.

There is a light and airy kitchen/breakfast room with access to the rear garden, together with a generous principal bedroom and contemporary vintage style shower room. A fitted staircase leads to the second floor, where there are two further well-proportioned bedrooms.

Externally, the property is nicely set back behind a

shared front garden, whilst to the rear is the highly desirable benefit of a delightful garden, providing excellent outdoor space rarely found with an apartment.

Further benefits include UPVC double glazing, with wooden double glazing to the front aspect, and gas central heating via a Baxi combi boiler.

The property is also offered with no service charge and a low ground rent of £50 per annum.

An excellent opportunity to acquire a large, characterful and superbly located three-bedroom apartment, combining spacious accommodation, attractive presentation, outside space and low ongoing costs in one of Darlington's most desirable residential areas. Early viewings come highly recommended.

Please note that the bedrooms located on the top floor may not conform to current building regulations.

Please note:
Council tax Band - B
Tenure - Leasehold
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.

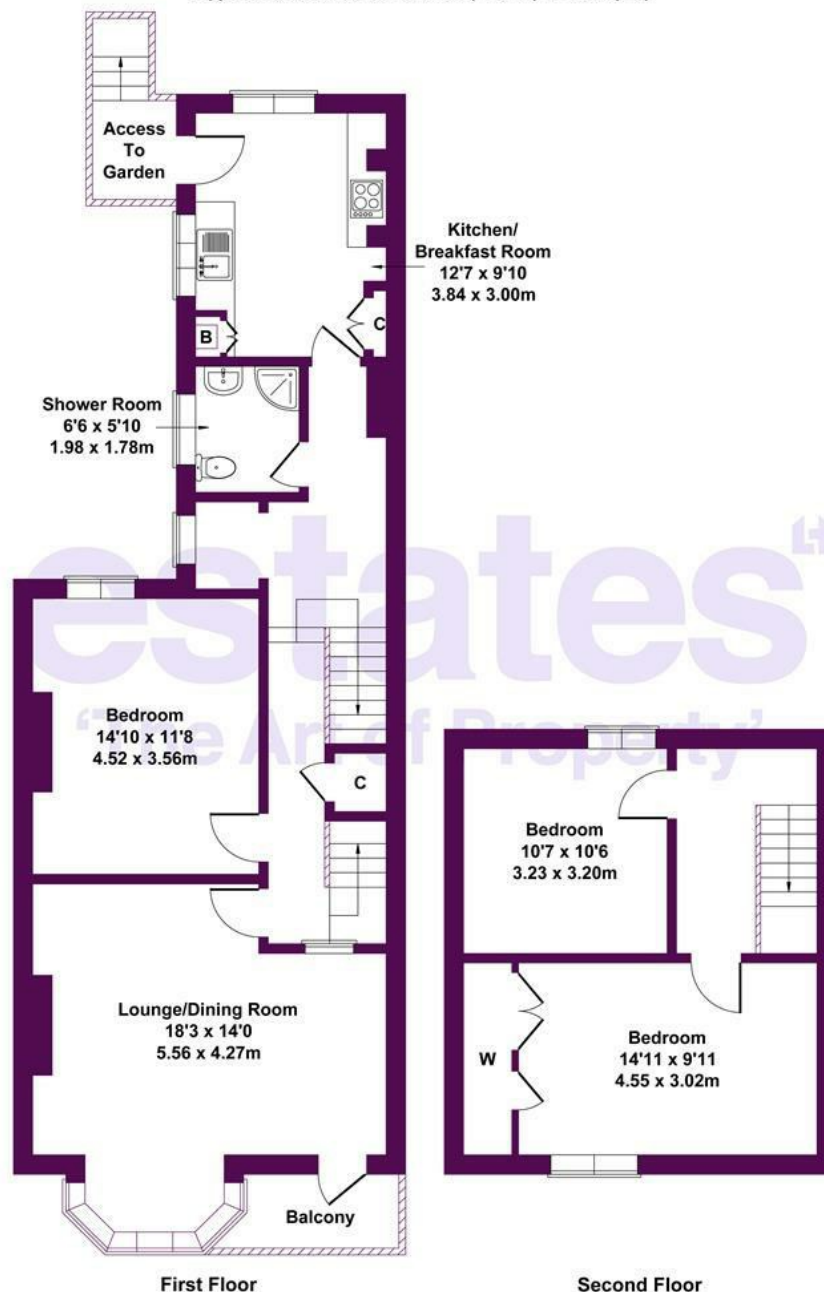
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Approximate Gross Internal Area: (1181 sq ft - 110 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		