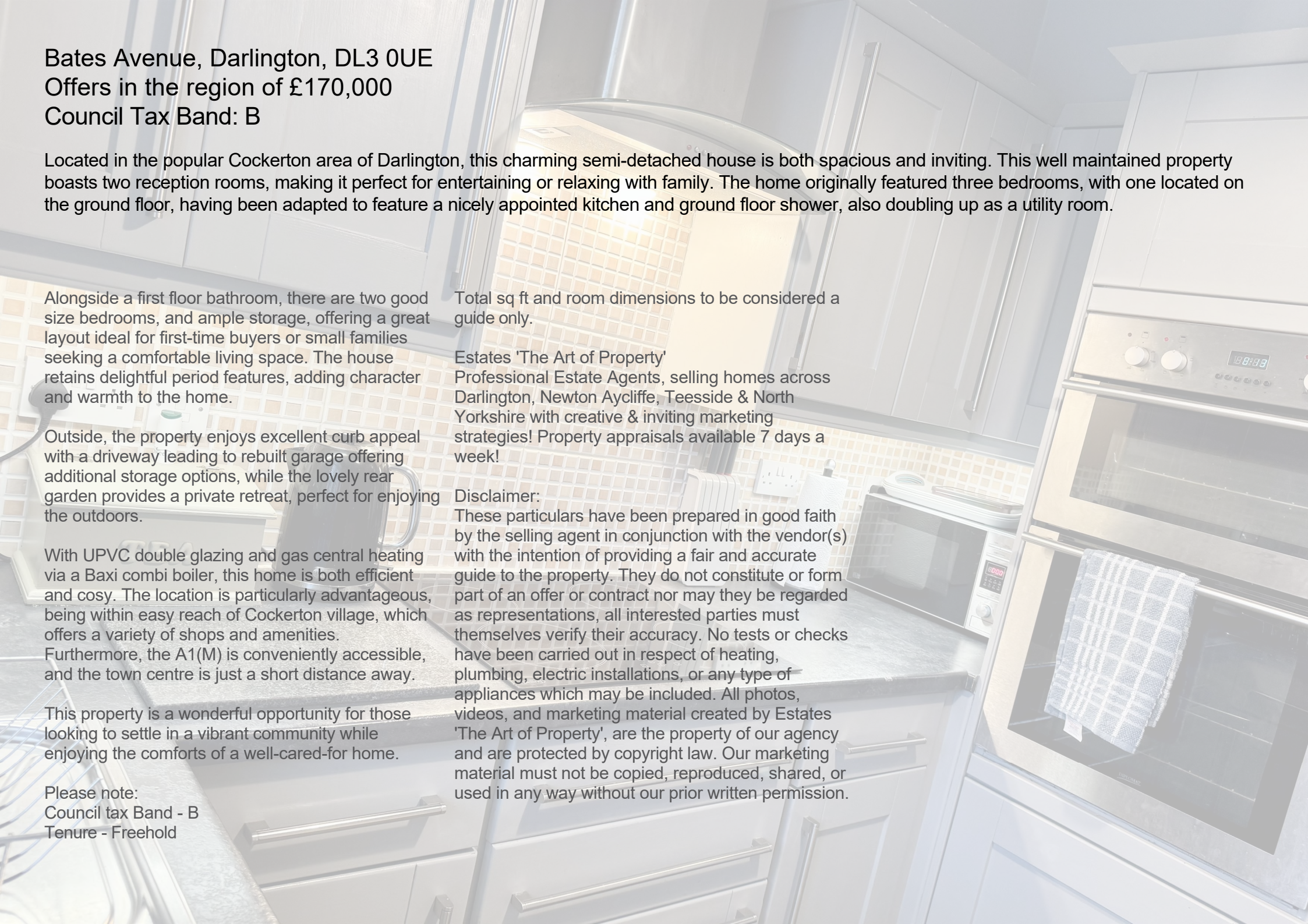


Bates Avenue, Darlington, DL3 0UE
Offers in the region of £170,000

estates⁴
'The Art of Property'





Bates Avenue, Darlington, DL3 0UE

Offers in the region of £170,000

Council Tax Band: B

Located in the popular Cockerton area of Darlington, this charming semi-detached house is both spacious and inviting. This well maintained property boasts two reception rooms, making it perfect for entertaining or relaxing with family. The home originally featured three bedrooms, with one located on the ground floor, having been adapted to feature a nicely appointed kitchen and ground floor shower, also doubling up as a utility room.

Alongside a first floor bathroom, there are two good size bedrooms, and ample storage, offering a great layout ideal for first-time buyers or small families seeking a comfortable living space. The house retains delightful period features, adding character and warmth to the home.

Outside, the property enjoys excellent curb appeal with a driveway leading to rebuilt garage offering additional storage options, while the lovely rear garden provides a private retreat, perfect for enjoying the outdoors.

With UPVC double glazing and gas central heating via a Baxi combi boiler, this home is both efficient and cosy. The location is particularly advantageous, being within easy reach of Cockerton village, which offers a variety of shops and amenities. Furthermore, the A1(M) is conveniently accessible, and the town centre is just a short distance away.

This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-cared-for home.

Please note:
Council tax Band - B
Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

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Disclaimer:

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Bates Avenue, Darlington, DL3 0UE

Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Garage

Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		8
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	