



Situated upper villa spans a comfortable 646 square feet, making it an ideal choice for individuals or couples in search of a cosy abode. This residence is offering a perfect blend of comfort and practicality.

The well-thought-out layout of the property maximises both space and natural light, creating a warm and inviting atmosphere throughout. Each bedroom serves as a tranquil retreat, providing an ideal setting for relaxation after a busy day. The versatile living areas allow for a range of furnishings and personal touches, enabling you to truly make this space your own.

The location is one of the property's standout features, as it is situated within a desirable neighbourhood that boasts a variety of local amenities. Residents will find shops, cafes, and parks conveniently close by, enhancing the overall living experience. Furthermore, the area is well-served by public transport, making it easy to explore the wider Darlington community and beyond.

This property presents a wonderful opportunity to secure a delightful home in a sought-after area. Whether you are looking to invest or simply find a place to call your own, this two-bedroom residence on Bates Avenue is certainly worthy of your consideration.

Council Tax: A

EPC: D





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

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MAB 6202



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