

Ann Cordey
ESTATE AGENTS

126 Bates Avenue, Darlington, DL3 0JE

Offers In The Region Of £175,000

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THREE BEDROOM SEMI-DETACHED | POPULAR COCKERTON LOCATION | EXISTING REAR EXTENSION | GARAGE | OFF-STREET PARKING | GENEROUS MATURE REAR GARDEN | EXCELLENT POTENTIAL

An excellent opportunity to acquire this three-bedroom semi-detached property situated on Bates Avenue in the popular Cockerton area of Darlington. Benefiting from an existing rear extension, garage, off-street parking and a generous mature rear garden, the property offers spacious accommodation with excellent potential for modernisation and improvement.

A THREE BEDROOM SEMI-DETACHED PROPERTY WITH EXISTING REAR EXTENSION, GARAGE, OFF-STREET PARKING AND A GENEROUS MATURE REAR GARDEN, SITUATED WITHIN THE POPULAR COCKERTON AREA OF DARLINGTON.

Ann Cordey Estate Agents are delighted to offer for sale this three-bedroom semi-detached property, ideally situated on Bates Avenue within this popular and established residential area of Cockerton.

The property offers an excellent opportunity for a purchaser looking for a home with scope to modernise and create a property to their own taste. Whilst the property would benefit from some updating, it offers good proportions, a practical layout and plenty of potential for improvement.

The ground floor accommodation, as illustrated by the accompanying floorplan, comprises an entrance hallway, ground floor WC, kitchen, dining room and living room, with the benefit of an existing rear extension providing additional ground floor space.

To the first floor there are three bedrooms and a family bathroom, providing practical accommodation for families, couples or those requiring additional bedrooms for home working or guests.

The existing extension is particularly beneficial, providing additional space to the rear of the property and enhancing the kitchen and dining areas. There is also considerable scope for the successful purchaser to modernise and reconfigure the accommodation to suit their individual requirements, subject to any necessary consents.

Externally, the property benefits from off-street parking to the front for one vehicle, with gates leading through towards the garage.

To the rear is a generous, mature and well-established garden, offering excellent outdoor space and considerable potential for those who enjoy gardening, entertaining or simply require a good-sized private garden.

The property is situated in the popular Cockerton area of Darlington, which offers a good range of local amenities and everyday conveniences. The area is well established and provides access to local shops, schools, green spaces and transport links, with West Park also nearby.

The location is also convenient for access to Darlington town centre and the wider road network, including the A1(M), making the property well positioned for both local and regional commuting.

Overall, this is an excellent opportunity to purchase a three-bedroom semi-detached family home with an existing rear extension, garage, parking and a generous mature garden, whilst offering plenty of scope for modernisation and improvement.

Early viewing is strongly recommended to appreciate the accommodation, location and potential on offer.

TENURE: FREEHOLD
COUNCIL TAX BAND: B

LOUNGE
13'6 x 11'01 (4.11m x 3.38m)

DINING ROOM
18'3 x 12'3 (5.56m x 3.73m)







KITCHEN
15'11 x 8'7 (4.85m x 2.62m)

W/C
4'2 x 2'04 (1.27m x 0.71m)

BEDROOM ONE
14'2 x 10'00 (4.32m x 3.05m)

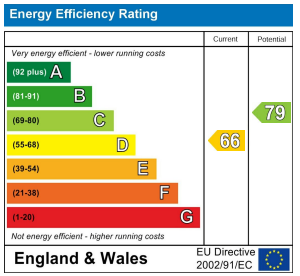
BEDROOM TWO
11'07 x 10'08 (3.53m x 3.25m)

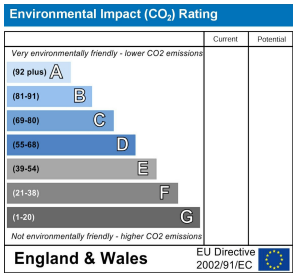
BEDROOM THREE
8'8 x 8'2 (2.64m x 2.49m)

BATHROOM
8'6 x 8'00 (2.59m x 2.44m)









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.

NAEA National Association of Estate Agents

The Property Ombudsman

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