



Located within this popular location on Bates Avenue in the picturesque Cockerton village. This impressive two-bedroomed semi-detached bungalow offers a delightful blend of comfort and convenience. With no onward chain, this property is ready for you to make your own.

As you enter, you are greeted by a welcoming hallway that leads to a spacious living room, perfect for relaxation and entertaining. The fitted kitchen/diner is both functional and inviting. The bungalow also features a refitted shower room with a WC. Both bedrooms are generously sized, offering space to adapt these to your needs.

The mature, low-maintenance gardens surrounding the property provide a tranquil outdoor retreat, ideal for enjoying the fresh air without the burden of extensive upkeep. Additionally, the driveway offers convenient off-street parking, a valuable asset in any home.

This bungalow is a perfect choice for those seeking a peaceful lifestyle in a well-established area. With its thoughtful layout and welcoming atmosphere, it presents an excellent opportunity for a host of buyers, downsizers, or anyone looking for a comfortable home in Darlington.





- No onward chain
- Well placed for ease of access to a host of amenities available within the village
- Suited to a variety of buyers
- Refitted shower room/wc
- Low maintenance rear garden
- Popular, well regarded location
- Ready to move into
- Fitted kitchen/diner
- Good sized driveway allowing off road parking
- Recently decorated

GENERAL INFORMATION

Tenure: Freehold

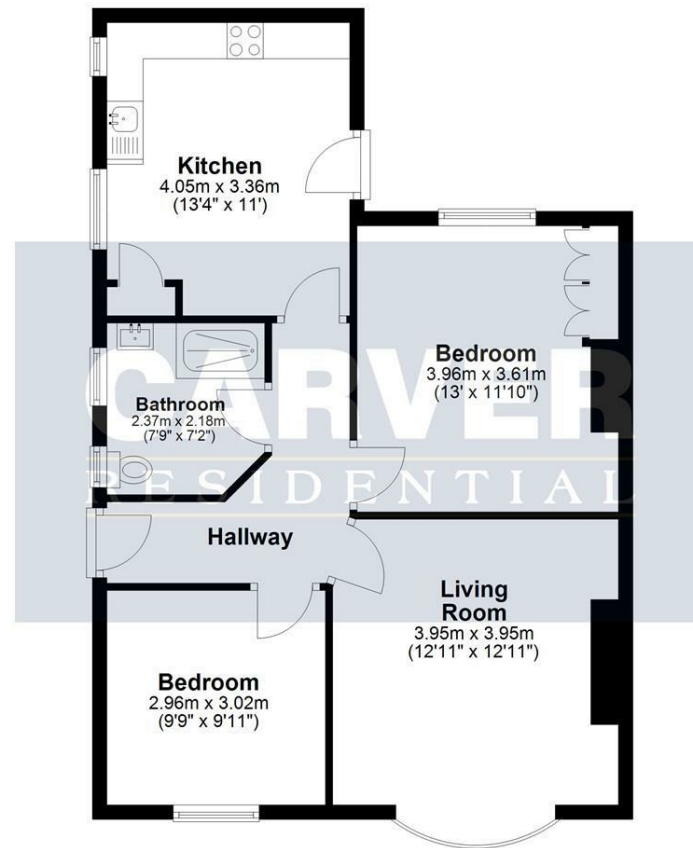
Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Ground Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



Total area: approx. 66.3 sq. metres (713.7 sq. feet)

86 Bates Avenue, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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