



Bates Avenue

Darlington DL3 0JE

£180,000





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Bates Avenue

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- Three Bedroom Semi-Detached Property
- Cockerton Area of Darlington
- Generous Rear Garden

- Drivefor Off Street Parking
- Within Close Proximity to Local Schools
- Council Tax Band B

- Detached Garage
- Excellent Travel Links
- EPC Rating D

Located on Bates Avenue in the charming town of Darlington, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious open-plan lounge diner, perfect for both entertaining guests and enjoying family meals. The reception rooms provide ample space for relaxation and socialising.

The three well-proportioned bedrooms offer comfortable living spaces, ideal for rest. The bathroom is conveniently located, catering to the needs of the household. Outside, the property features both front and rear gardens, providing a lovely outdoor area for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, off-street parking for one vehicle adds to the convenience of this charming residence.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This semi-detached house is not just a home; it is a place where memories can be made and cherished for years to come. With its appealing layout and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Door to front, staircase to first floor landing with storage under and radiator.

Lounge

12'11 x 9'10 (3.94m x 3.00m)

Upvc double glazed bow window to front and radiator.

Dining Room

12'11 x 11'1 (3.94m x 3.38m)

Upvc door to rear and radiator.

Kitchen

18'8 x 14'10 (max) (5.69m x 4.52m (max))

Upvc double glazed window and French doors to rear, fitted with wall, base and drawer units, sink, four ring gas hob with extractor over and eye level double oven. Space for a washing machine and tumble dryer.

First Floor Landing

Upvc double glazed window to side.

Bedroom One

10'10 x 10 (3.30m x 3.05m)

Upvc double glazed bow window to front, fitted wardrobes and radiator.

Bedroom Two

10'2 x 9'3 (3.10m x 2.82m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three

9'6 x 7 (2.90m x 2.13m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to front, panelled bath, wash hand basin and w/c. Radiator.

Externally

To the front there is an enclosed well established garden with a driveway, providing off street parking and gated access to the rear.

To the rear is mainly laid to lawn with a store room.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 1,022 ft 2 / 95 m 2

Plot size 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

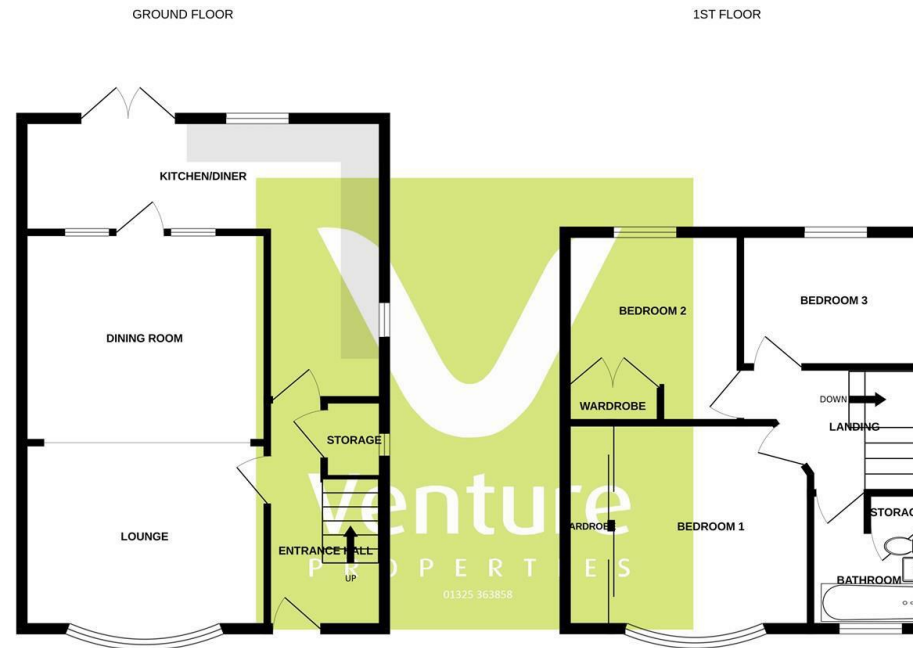
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Sky

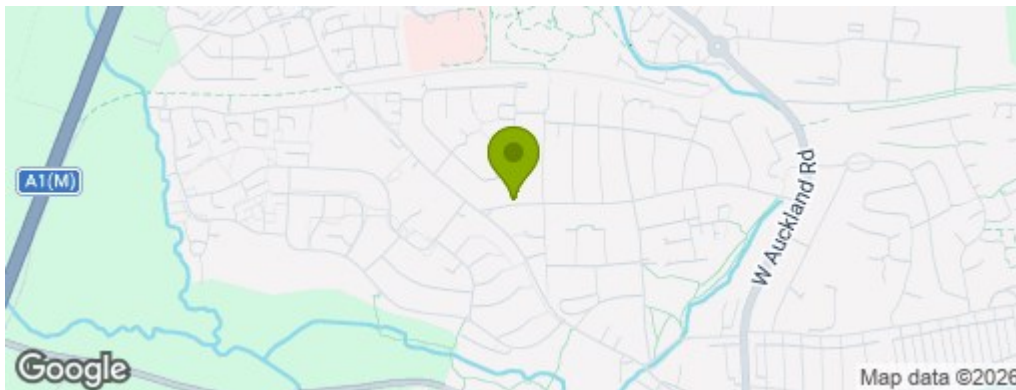
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Note

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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