



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Bates Avenue
Darlington, DL3 0UE

Offers over £160,000

Bungalow - Semi Detached
2 Bedroom/s
1 Bathroom/s

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 move in and make it 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

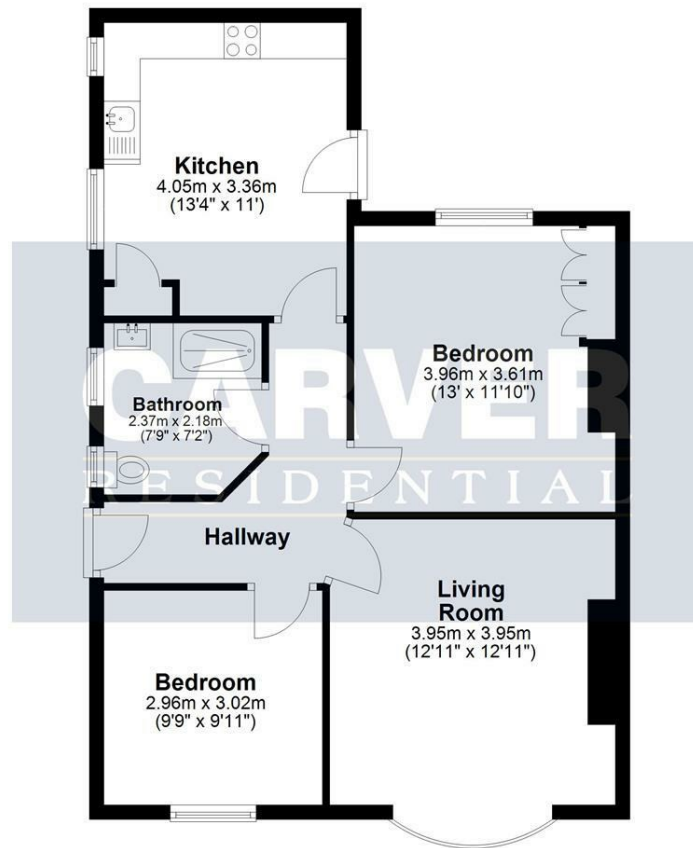
Services: gas central heating, mains electric, water and drainage.

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		

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk