



139 BATES AVENUE, DARLINGTON, DL3 0JE

Offers In The Region Of £180,000

Occupying a generous plot within the ever-popular Cockerton area of Darlington, this extended three-bedroom semi-detached home offers spacious family accommodation with excellent potential for further improvement and modernisation. Boasting a large south-facing rear garden and off-street parking to the front, this is an ideal opportunity for growing families looking to create a home to their own taste.

The accommodation briefly comprises an entrance hallway, a separate dining room to the front with a walk-in bay window, and a spacious lounge to the rear which has been extended to provide additional living space overlooking the garden. The extended kitchen offers an excellent range of wall and base units together with ample work surfaces, while a useful utility room and pantry provide valuable additional storage.

To the first floor there are three well-proportioned bedrooms together with a family bathroom fitted with both a bath and separate shower cubicle. A separate WC completes the first-floor accommodation.

Externally, the property enjoys a generous south-facing rear garden, ideal for families and outdoor entertaining, while the front provides off-street parking.

Conveniently situated close to highly regarded schools, local shops, supermarkets and a wide range of amenities, with excellent transport links into Darlington town centre and beyond, this property represents an excellent opportunity to purchase a spacious family home in a sought-after location.



DINING ROOM
13'5 x 13'3 (4.09m x 4.04m)

LOUNGE
21'02 x 12'00 (6.45m x 3.66m)

KITCHEN
16'11 x 14'01 (5.16m x 4.29m)

UTILITY ROOM
7'8 x 6'8 (2.34m x 2.03m)

BEDROOM ONE
13'6 x 10'04 (4.11m x 3.15m)

BEDROOM TWO
12'7 x 12'08 (3.84m x 3.86m)

BEDROOM THREE
8'8 x 7'7 (2.64m x 2.31m)

BATHROOM
6'7 x 6'1 (2.01m x 1.85m)

SEPERATE WC
5'11 x 2'4 (1.80m x 0.71m)

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		
	67	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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