

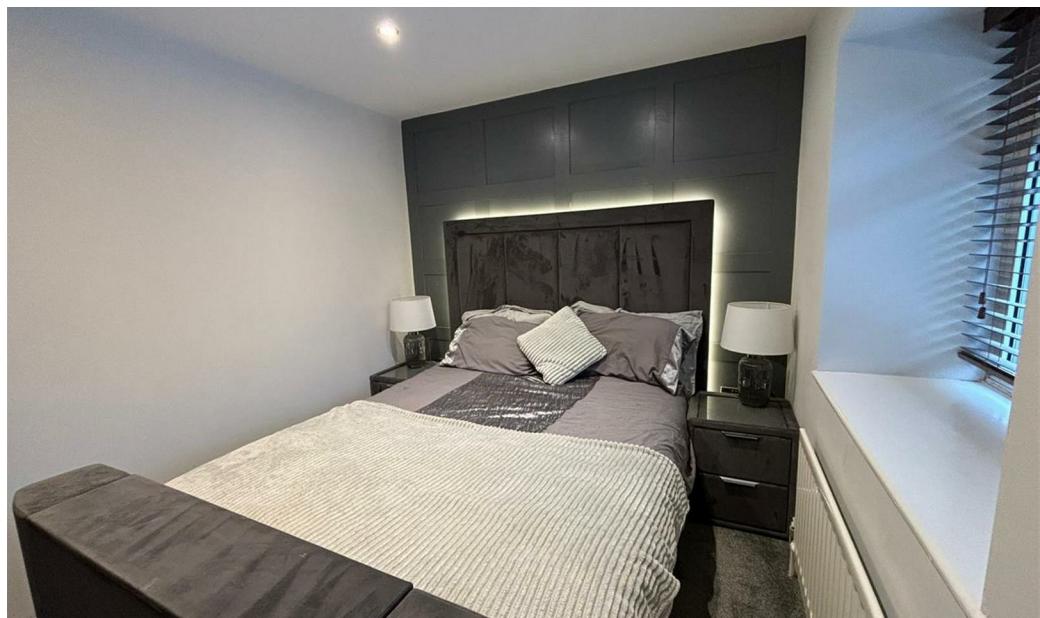


**Amiens Close**  
Darlington DL3 0UL  
Offers Over £190,000





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# Amiens Close

Darlington DL3 0UL



- Three Bedroom Semi-Detached Property
- Conservatory

Welcome to this well presented three-bedroom semi-detached house located in the sought-after area of Amiens Close, Darlington. Situated in a quiet corner cul-de-sac position, this home offers a peaceful retreat from the hustle and bustle of everyday life. The Cockerton location provides easy access to amenities and road links, making it a practical choice for those who value convenience.

This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your family, together with three well-appointed bedrooms, offering plenty of space for a growing family or those in need of a home office. The shower room is modern and updated, providing a comfortable and stylish space for your daily routines.

One of the highlights of this property is the ample parking available, ensuring convenience for you and your visitors. The recently landscaped gardens add a touch of tranquility to the surroundings, perfect for enjoying a cup of tea on a sunny afternoon.

If you are looking for a well-maintained and improved property in a desirable location, this three-bedroom semi-detached house is a must-see. Book a viewing today to fully appreciate all that this lovely home has to offer.

## Entrance Hallway

With Upvc door to the front and laminate flooring.

## Lounge

14'7 x 13'9 (4.45m x 4.19m)

Upvc double glazed window to front, radiator, bespoke media wall and feature panelling, laminate flooring, open plan staircase to first floor landing with under stairs storage cupboard and double doors to dining room.

## Dining Area

10'9 x 8'2 (3.28m x 2.49m)

Open plan through to the Kitchen, laminate flooring, there is space for a table and chairs, Upvc glazed door to conservatory and radiator.

## Kitchen

10'9 x 6'5 (3.28m x 1.96m)

Upvc double glazed window to rear, fitted with wooden wall, base and drawer units, sink unit with mixer tap, integrated ceramic hob and oven with extractor over. Part tiled walls and concealed boiler.

## Conservatory

9'6 x 6'6 (2.90m x 1.98m)

With corner half wall and upvc double glazing to ceiling, door to side.

## Staircase/Landing

- Cockerton Location in Quiet Cul-de-sac
- Epc Rating C

## Bedroom One

14'7 x 8'8 (4.45m x 2.64m)

Upvc double glazed window to front, feature wall panelling, walk in wardrobe providing hanging, shelving and fitted drawers.

## Bedroom Two

9'9 x 7'8 (2.97m x 2.34m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

8'2 x 7'0 (2.49m x 2.13m)

Upvc double glazed window to rear, with coving to ceiling, built in wardrobe and radiator.

## Shower Room

Upvc double glazed obscure window to side, fitted with double walk in shower, low level w.c, wash hand basin and heated towel rail.

## Externally

To the front there is adequate parking for more than two vehicles, gated side access.

The rear garden has been designed for easy maintenance with patio, lawn, seating area, outside water supply and shed.

## Tenure

This Property is Freehold

## Council Tax

Band B

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

## Property Information

Local Authority

Darlington

Council Tax

Band:

B  
Annual Price:  
£1,757  
Conservation Area  
No

Flood Risk  
No Risk

Floor Area  
710 ft 2 / 66 m 2

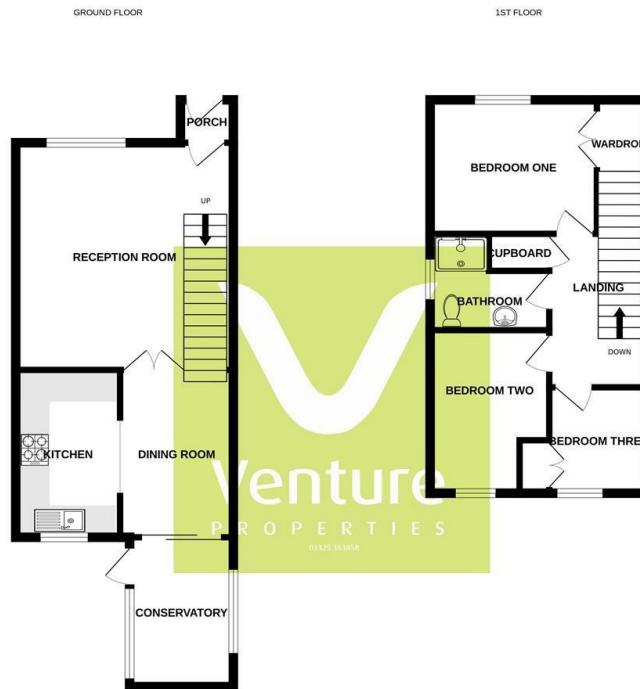
Plot size  
0.05 acres

Mobile coverage

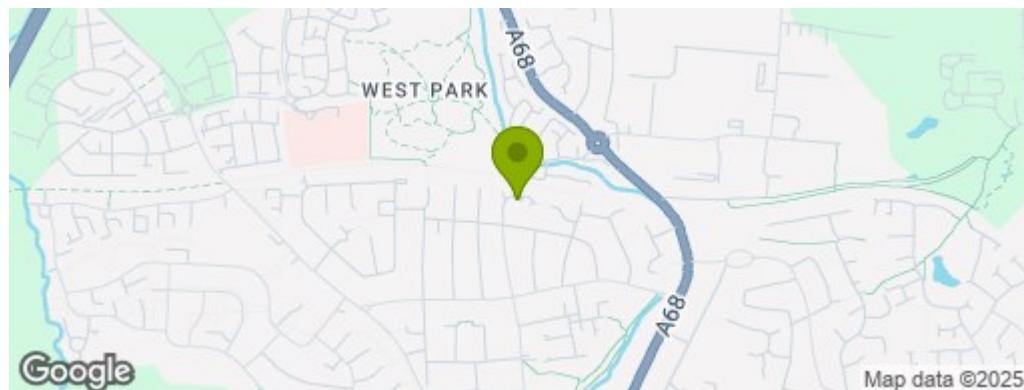
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Superfast  
112 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky



Whilst every effort has been made to ensure the accuracy of the information contained here, representations 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 dimensions shown are approximate and have been taken as such as to their operability or efficiency can be given.  
Made with Measure CS204



## Property Information

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