



Amiens Close

Darlington DL3 0UL

£170,000

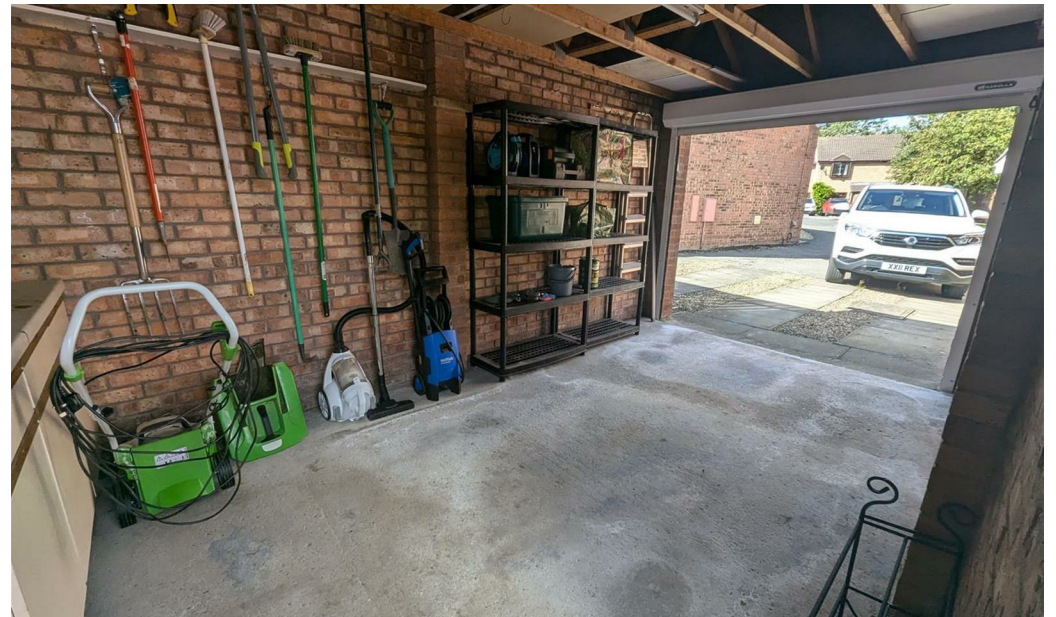




This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Stunning Two Bedroom Bungalow
- Gardens
- Conservatory To Rear

- Well Presented Throughout
- EPC Rating TBC
- Offered With No Chain

- Garage & Parking
- Council Tax Band B

Welcome to this charming property located within this popular cul-de-sac in the Cocketon area of Darlington! This delightful semi-detached bungalow boasts a well-presented interior with two bedrooms, perfect for those looking to downsize.

As you step inside, you'll be greeted by a lovely reception room, ideal for entertaining guests or simply relaxing after a long day. The property also features a garden room, providing an extra space to enjoy your morning coffee or indulge in a good book.

The bungalow offers a modern shower room, ensuring convenience and comfort for its residents. With gardens, a garage, and parking facilities, this property caters to all your practical needs while also providing a touch of outdoor space to enjoy.

Situated close to Cockerton, you'll have easy access to local amenities, schools, and transport links, making this location both convenient and desirable. Additionally, the property comes with no onward chain, allowing for a smooth and hassle-free buying process.

In a ready-to-move-into condition, this bungalow is just waiting for its new owners to add their personal touch and make it their own. Don't miss out on the opportunity to own this lovely home in a sought-after area of Darlington. Book a viewing today and envision the possibilities that this property holds for you!

Entrance Porch

With Upvc door to the front and storage cupboard.

Lounge

15'4 117 (4.67m x 3.53m)
With a Upvc double glazed window to the front, feature fireplace and radiator.

Kitchen

With a Upvc double glazed window to the front

Bedroom One

12'1 x 8'5 (3.68m x 2.57m)
With a Upvc double glazed window to the rear and radiator.

Bedroom Two

9'7 x 7'4 (2.92m x 2.24m)
With a Upvc double glazed doors to the garden room and radiator.

Garden Room

10'4 x 9'4 (3.15m x 2.84m)
With Upvc doors to the side elevation.

Shower Room

With a Upvc double glazed window to the side. Fitted with a modern white suite comprising walk in shower cubicle, low level w.c. and wash hand basin in vanity unit.

Externally

The property occupies a generous plot with ample driveway leading to a single garage with up and over door, pedestrian access to the side. The rear garden is designed for low maintenance and is paved and pebbled with a choice of seating areas.

Garage

With up and over door, pedestrian access to the side.

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

Council Tax Band

Band B

Tenure

Freehold

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Property Information

Local Authority
Darlington
Council Tax
Band:
B
Annual Price:
£1,757

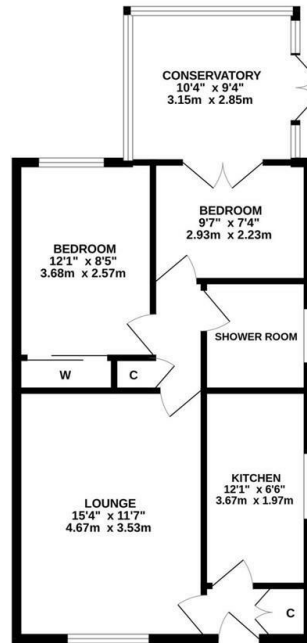
Conservation Area
No
Flood Risk
No Risk
Floor Area
516 ft 2 / 48 m 2
Plot size
0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

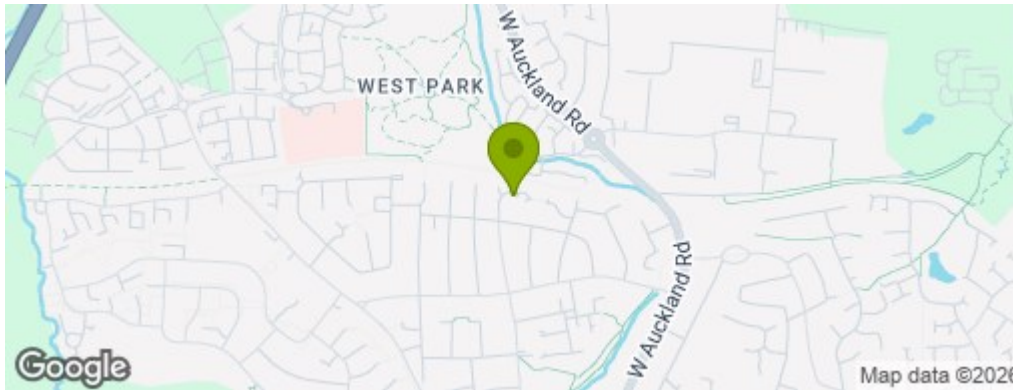
Basic
6 Mbps
Superfast
112 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.
Not to scale for general guidance only.
Made with Mapbox (2023)



Property Information

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