



5 Amiens Close, Darlington, DL3 0UL

£160,000

Venture
PROPERTIES

This well presented three bedroom semi detached property comes to the market with no onward chain and is located in the Cockerton area of Darlington close to many amenities including shops and schools in both Cockerton Village and the West Park Development and allowing easy access in and out of Darlington.

The property benefits from gas central heating, upvc double glazing, a fitted kitchen/diner, bathroom and three bedrooms. Externally there are well maintained gardens to the front and rear with ample off street parking.

The property would suit a variety of purchasers and viewing is recommended.

- Semi Detached
- 3 Bedrooms
- Fitted Kitchen/Diner
- Gardens Front & Rear
- Off Street Parking
- Cockerton Location
- Council tax Band B
- EPC Rating D
- No Onward Chain

Entrance Porch

Upvc door to the front.



Lounge

14'1 x 13'7 (4.29m x 4.14m)

Upvc double glazed window to the front, radiator, staircase to the first floor.

Dining Room

10'6 x 7'3 (3.20m x 2.21m)

Sliding doors to the rear, radiator and tiled flooring.

Kitchen

10'6 x 6'1 (3.20m x 1.85m)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for cooker, extractor, stainless steel sink unit, tiled flooring, space for washer and space for fridge/freezer.

Conservatory

10' x 7'9 (3.05m x 2.36m)

Upvc double glazing, upvc door to the side leading to the garden.

First Floor

Landing. With storage cupboard and access to the loft.

Bedroom 1

13'7 x 8'5 (4.14m x 2.57m)

Upvc double glazed window to the front, wardrobes and radiator.

Bedroom 2

9'6 x 6' (2.90m x 1.83m)

Upvc double glazed window to the rear and radiator.

Bedroom 3

7'7 x 6'8 (2.31m x 2.03m)

Upvc double glazed window to the rear and radiator.

Bathroom

Upvc double glazed window to the side, fitted with a suite comprising panelled bath with shower over and shower screen, wash hand basin, low level wc, part tiled walls and tiled flooring.

Externally

To the front of the property there is a garden and off street parking for multiple vehicles. To the rear the garden is mainly laid to lawn with patio area, single garage.

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

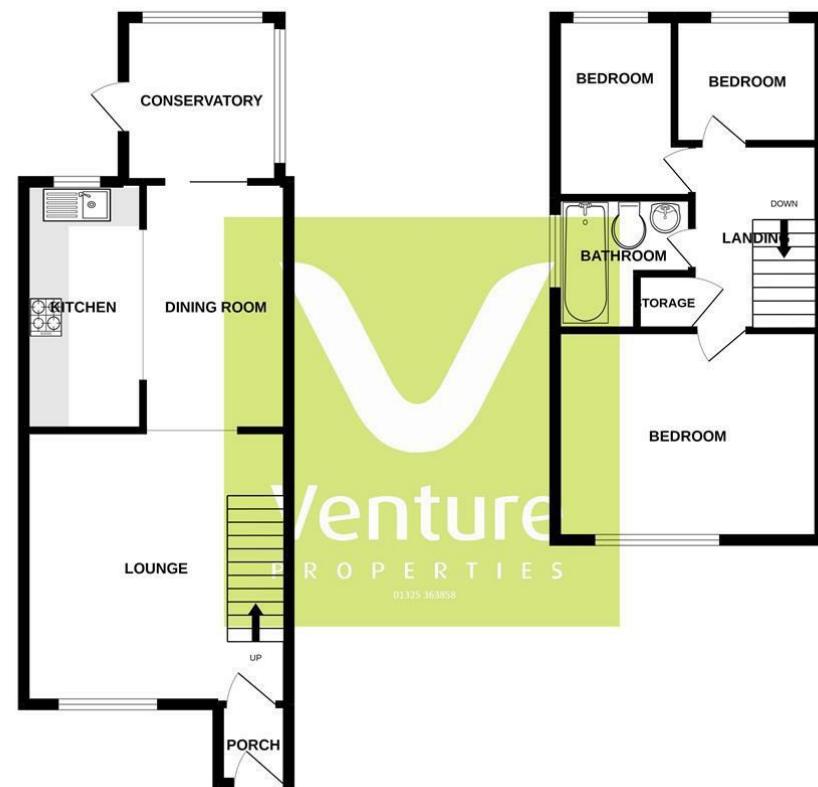
Tenure

This property is freehold



GROUND FLOOR

1ST FLOOR



Whilst 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.

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	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	

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Very environmentally friendly - lower CO ₂ emissions		
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