



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



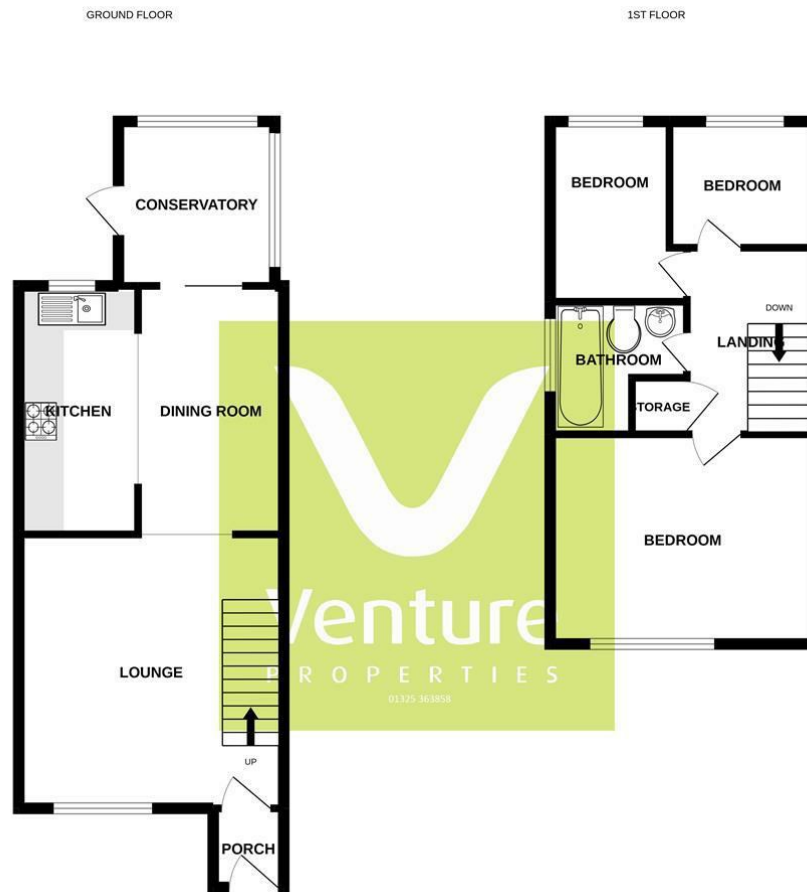
## Note

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## Tenure

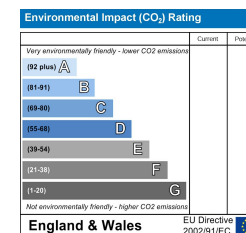
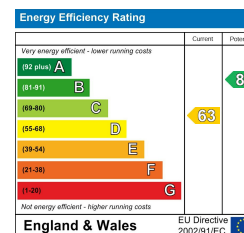
This property is freehold





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