



Amiens Close

Darlington DL3 0UL

Offers In The Region Of £230,000

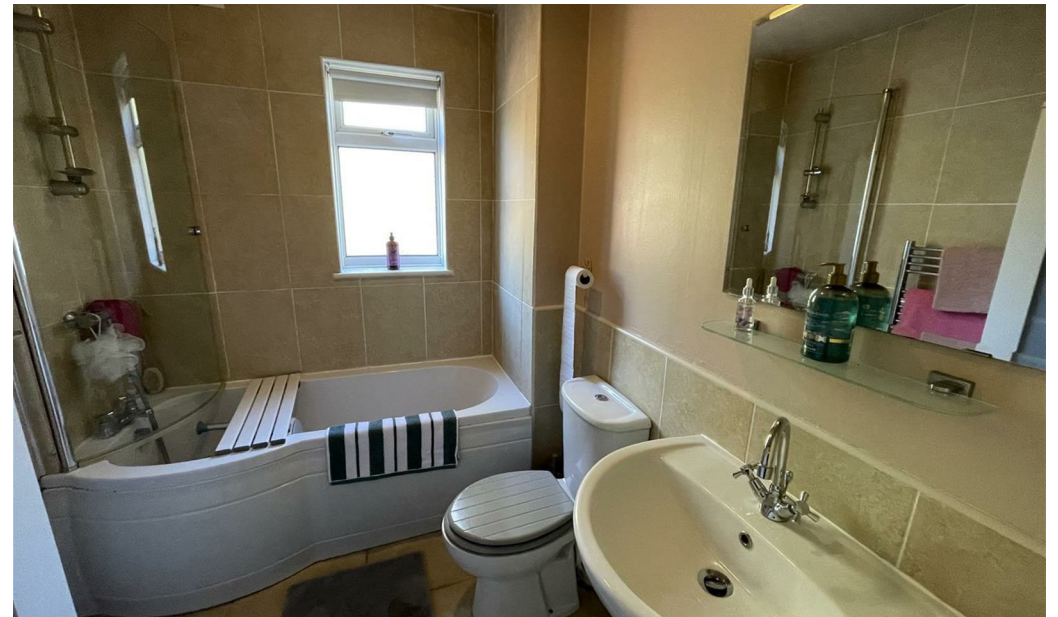




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- Three Bedroom Semi-Detached Property
- Council Tax Band B

- Cockerton Location
- Epc Rating C

- Close to all Amenities

Welcome to this charming semi-detached house located on Amiens Close in Darlington. This property boasts a spacious layout with two reception rooms, three bedrooms, and a modern kitchen, perfect for a growing family or those who love to entertain.

As you step inside, you'll be greeted by the warmth of two reception rooms, offering ample space for relaxation and social gatherings. The additional study provides a quiet retreat for working from home or pursuing hobbies.

The highlight of this property is the newly modern fitted kitchen. The extension adds a touch of luxury and versatility to the home, providing even more space for your family to enjoy.

Outside, a double garage offers convenient parking and storage solutions, ensuring your vehicles and belongings are safe and secure.

Viewing highly recommended.

Entrance Porch

Upvc door to front.

Dining Room

14'1 x 13'8 (4.29m x 4.17m)

Upvc double glazed window to front, stairs to first floor landing with storage under and radiator.

Kitchen

13'8 x 10'5 (4.17m x 3.18m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, sink unit, electric hob with eye level double oven. There is an integrated fridge freezer, dishwasher and washing machine. Radiator and French Doors to rear.

Lounge

14'6 x 12'10 (4.42m x 3.91m)

Upvc double glazed window to front, electric fire in surround and radiator.

Study/Office

12'10 x 7'10 (3.91m x 2.39m)

Upvc double glazed windows to side and rear and radiator.

First Floor Landing

Access to loft.

Bedroom One

13'9 x 8'5 (4.19m x 2.57m)

Upvc double glazed window to front and radiator.

Bedroom Two

9'7 x 7'5 (2.92m x 2.26m)

Upvc double glazed window to rear and radiator.

Bedroom Three

7'11 x 6'8 (2.41m x 2.03m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed window to side, fitted bath with shower over and screen, w.c, wash hand basin and heated towel rail.

Externally

To the front there is off street parking for multiple vehicles and a double garage. To the rear is mainly laid to lawn with a patio area.

Council Tax

Band B

Tenure

Freehold

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

990 ft 2 / 92 m 2

Plot size

0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

112 Mbps

Ultrafast

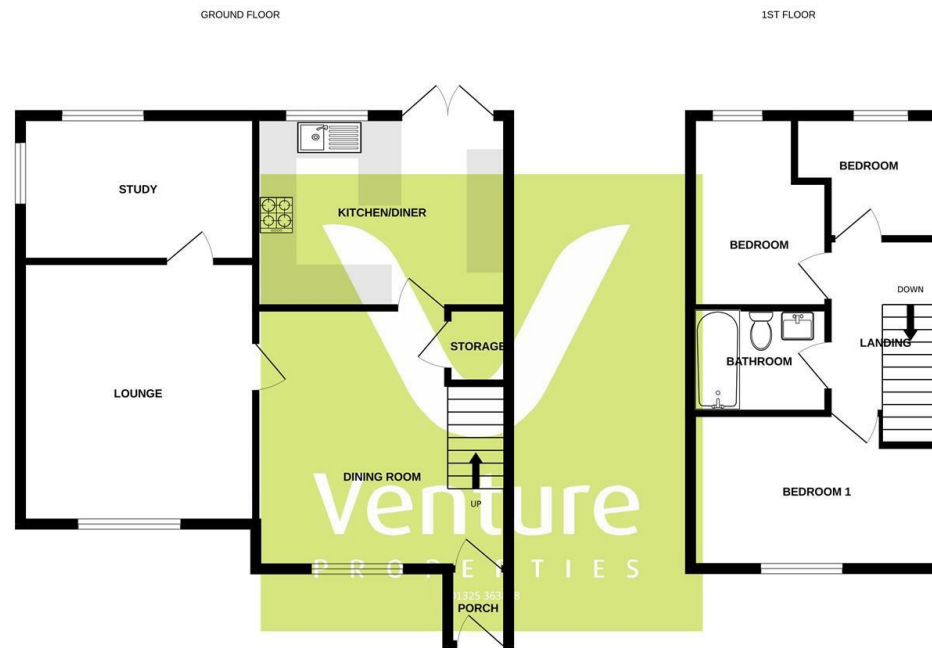
1000 Mbps

Satellite / Fibre TV Availability

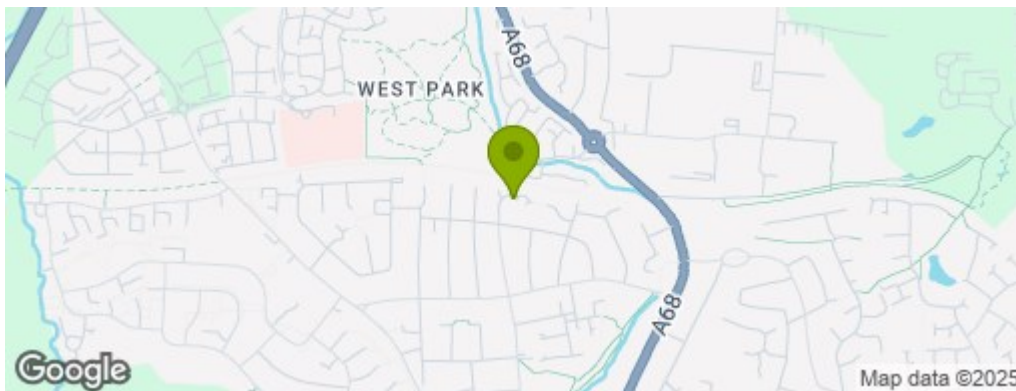
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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