



**Amiens Close**  
Darlington DL3 0UL  
Offers Over £145,000





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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# Amiens Close

Darlington DL3 0UL



x 2



x 1



x 1

- No Onward Chain
- Gardens and Parking
- Quiet Cul-de-sac

- Two Bedroom Semi Bungalow
- EPC Rating C

- Cockerton Location
- Council Tax Band B

This well presented updated and improved two bedroom semi detached property is located within this quiet cul-de-sac in the Cockerton area of Darlington and comes to the market with no onward chain.

The property has gas central heating and Upvc double glazing, fitted kitchen and bathroom with well kept gardens to the front with ample off street parking.

Viewing comes highly recommended. Offered with no chain.

## Entrance Hall

With upvc door to the front and radiator.

## Lounge

18' x 11'8 (5.49m x 3.56m)

Upvc double glazed bow window to the front, radiator and fireplace with inset electric fire..

## Kitchen

10'11 x 7'11 (3.33m x 2.41m)

With upvc double glazed window and door to the side, fitted with a range of walnut wall, base and drawer units, contrasting work surfaces, part tiled walls, four ring gas hob, oven and extractor, stainless

steel sink unit with mixer taps, space for washing machine and space for fridge/freezer.

## Inner Hallway

### Bedroom 1

12'3 x 8'10 (3.73m x 2.69m)

Upvc double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom 2

8'9" x 10'2"

Upvc double glazed double doors to the rear and radiator.

## Bathroom

Fitted with a white suite comprising bath with shower over, low level wc, wash hand basin, fully tiled walls, vinyl flooring, radiator and upvc double glazed obscure window to the side. The central heating boiler is housed within the attic space.

## Externally

There is an open plan garden to the front with driveway with off street parking. Side access via double gates. Further off street parking. Enclosed rear garden laid to lawn with patio area and garden shed.

## Council Tax

Band

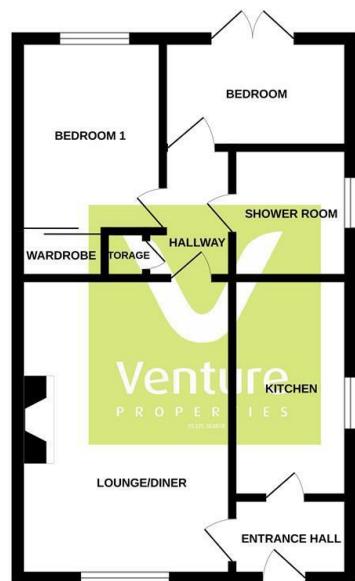
## Tenure

This property is freehold

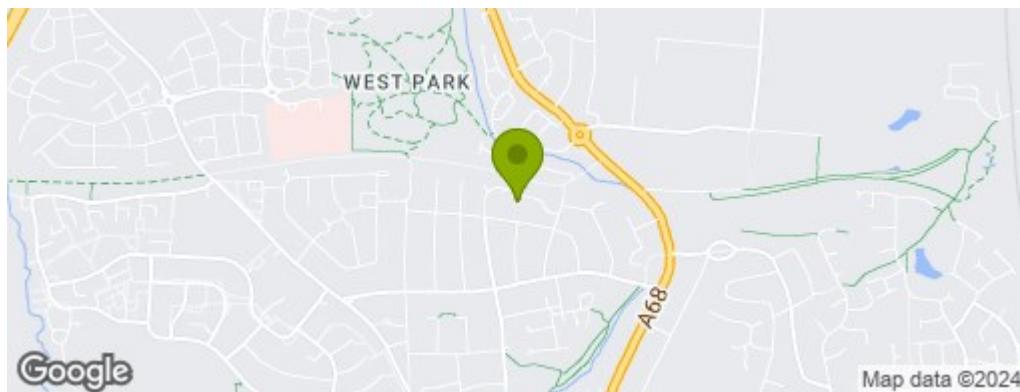
## Note

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not guaranteed to be 100% accurate. Any dimensions given are approximate and should not be relied upon for any construction work. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and the property has not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Property Information

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