



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Semi-Detached Bungalow
- Summerhouse
- Cockerton Location
- Council Tax Band B

- Newly Installed Boiler
- EPC Rating C

Welcome to this charming bungalow located in this quiet cul-de-sac in the Cockerton area of Darlington. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests, there is a modern fitted kitchen and two comfortable bedrooms, there is ample space for a small family or guests to stay over.

The neutral decor throughout the property creates a blank canvas for you to add your personal touch and make it truly your own.

One of the highlights of this property is the garage and parking facilities, providing convenience and security for your vehicles.

Entrance Porch

Upvc window to front, with double doors to lounge, laminate flooring and radiator.

Lounge

16'5 x 12'2 (5.00m x 3.71m)

Upvc window to front, with glass panelled door to inner hall.

Inner Hall

Storage Cupboard.

Kitchen

10'10 x 7'3 (3.30m x 2.21m)

Upvc door and window to side, fitted with cream wall, base and drawer units, one and a half composite sink, four ring gas hob and oven. There is space for a washing machine and the floor is laminate.

Bedroom One

Upvc window to front, fitted wardrobes with sliding doors and radiator.

Bedroom Two

10'6 x 8'6 (3.20m x 2.59m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, fitted with panelled bath, shower, low level w/c and wash hand basin. There are part tiled walls and laminate flooring.

Attic

There is a newly fitted boiler.

Utility Room

With door to rear there is space for a fridge freezer. There is also a radiator

Externally

To the front there is off street parking and access to

garage.

To the rear there are both lawn and patio area, with a feature summerhouse.

Council Tax

Band B

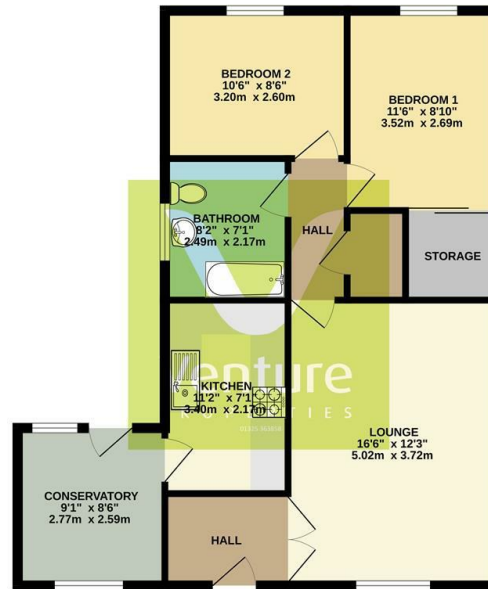
Tenure

Freehold

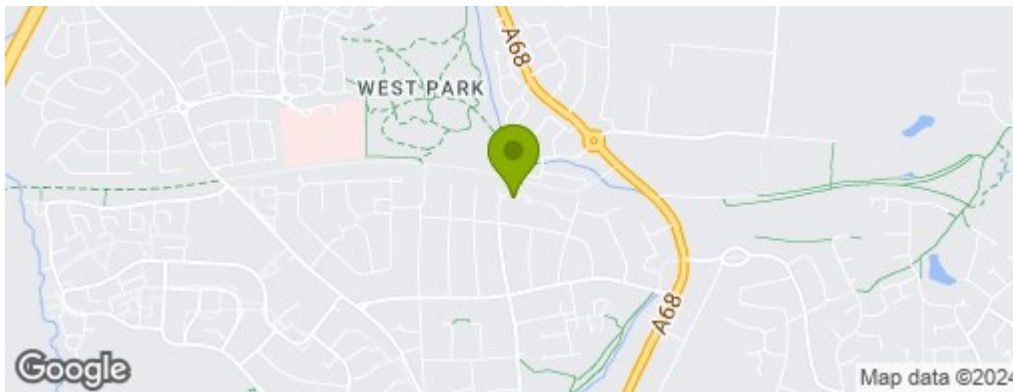
Note

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

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
While 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 for any prospective purchase. The services, systems and appliances shown here are to be installed and to guarantee as to their operability or efficiency can be given.
Markwell Heritage 02044



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