



Amiens Close

Darlington DL3 0UL

Offers Over £195,000





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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Amiens Close

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- Three Bedroom Semi-Detached Property
- Adequate Drive & Garage

- Popular Cockerton Location
- Council Tax Band B

- Ground Floor W/C
- EPC Rating tbc

Welcome to this charming semi-detached house located on Amiens Close in the lovely town of Darlington. This property boasts a spacious reception room, perfect for entertaining and one of the highlights is the convenient ground floor w/c, adding a touch of practicality to your daily life.

This three bedroom house is well presented throughout, offering a warm and inviting atmosphere for you to call home. With a modern Kitchen and spacious rear garden, this property is not to be missed.

Parking will never be an issue with the off-street parking available, ensuring you always have a place to park your vehicle securely. Additionally, the garage provides extra storage space or a safe spot to keep your car.

Contact us today to arrange a viewing and envision the wonderful possibilities that this property holds.

Entrance Hall

4'2" x 3'10" (1.294 x 1.186)

UPVC front door, double glazed window, radiator and stairs leading to the first floor.

Living Room

14'1" x 13'6" (4.301 x 4.135)

Double glazed window and radiator, leading to

Dining Room

13'1" x 10'6" (4.009 x 3.201)

Dining area with radiator and opening leading to kitchen

Kitchen

13'5" x 7'2" (4.094 x 2.204)

Tiled flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, sink with mixer tap, electric oven and gas hob with cooker hood, part tiled walls, double glazed window and three velux windows.

Utility Room

8'2" x 6'11" (2.502 x 2.126)

Tiled flooring, floor unit with stainless steel sink and mixer tap, radiator, double glazed window, double glazed back door leading to the rear garden, w/c and access to garage.

W/C

3'8" x 3'1" (1.131 x 0.959)

Tiled flooring, low level corner w/c, corner sink with splash back and wall mounted towel rail.

Garage

15'7" x 7'3" (4.750 x 2.211)

Roller door with light and power.

First Floor

Bedroom One

17'11" x 7'0" (5.464 x 2.153)

Double bedroom situated to the rear with double glazed window, radiator, access to boarded loft with drop down ladder and en-suite.

En-Suite

7'7" x 7'1" (2.332 x 2.160)

Tiled flooring, modern bathroom suite comprising walk in shower cubicle with part tiled walls, low level w/c, wash hand basin with vanity unit, double glazed window and radiator.

Bedroom Two

13'7" x 8'5" (4.165 x 2.580)

Double bedroom situated to the front of the property with double glazed window, radiator and built in single wardrobe.

Bedroom Three

13'6" x 6'7" (4.118 x 2.011)

Situated to the rear with double glazed windows and radiator.

Bathroom

7'4" x 6'2" (2.245 x 1.896)

Vinyl flooring, bathroom suite comprising low level w/c, wash hand basin, panelled bath with overhead electric shower and screen, part tiled walls and radiator.

Externally

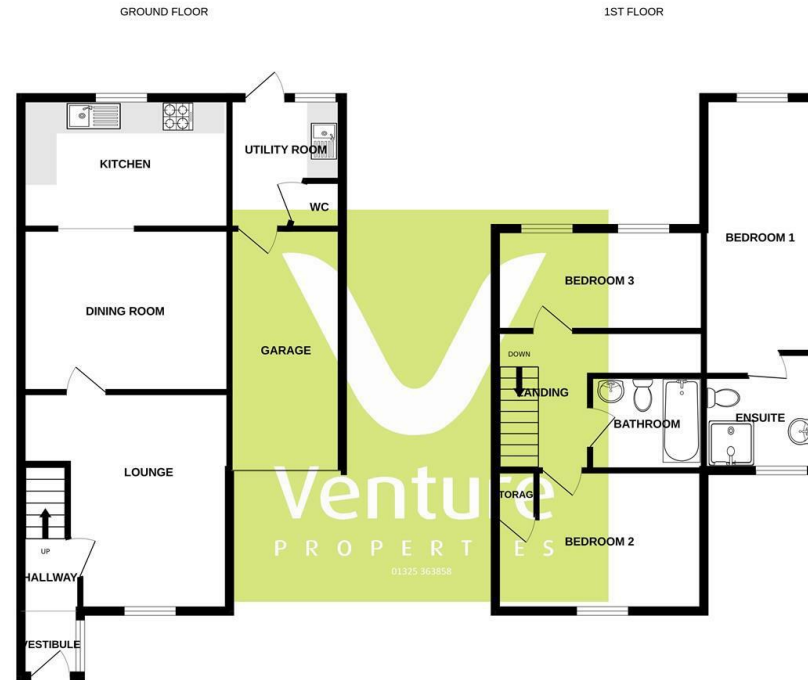
Driveway to the front of the property allowing for multiple vehicles for off street parking, and gated side access leading to the rear enclosed garden with patio areas and laid lawn.

Council Tax

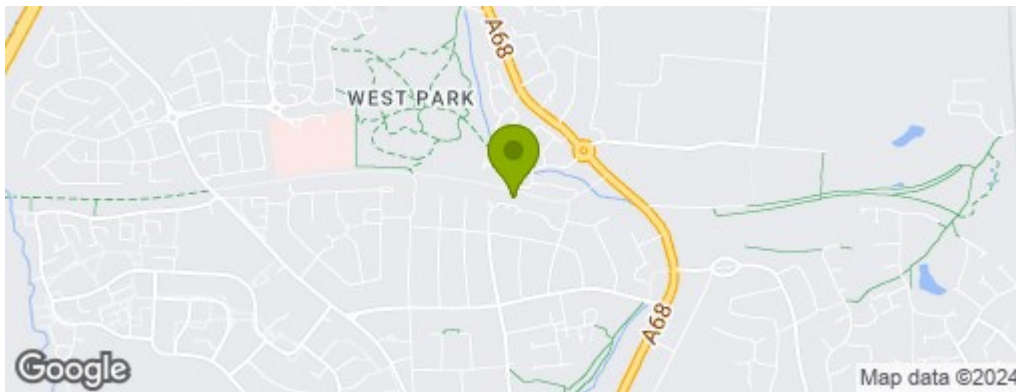
Band B

Tenure

Note



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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