



**Amiens Close**

Darlington DL3 0UL

**£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.





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.





# Amiens Close

Darlington DL3 0UL



- Two Bedroom Semi-Detached Property
- Off Street Parking

- Popular West Park Location
- EPC Rating D

- Ideal Investment

This well presented two bedroom semi detached property comes 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 two 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.

## Porch

Composite door to front.

## Lounge

15'10 x 11'10 (4.83m x 3.61m)

Upvc double glazed window to front, staircase to first floor landing, multi fuel burner and radiator.

## Kitchen

11'9 x 8'9 (3.58m x 2.67m)

Upvc double glazed window to rear, wall, base and drawer units and sink unit with mixer tap. There is space for a washing machine and fridge freezer, integrated microwave and electric hob and oven. Upvc door to rear.

## First Floor Landing

Access to fully boarded loft via drop down ladder, also with lighting.

## Bedroom One

11'10 x 8'9 (3.61m x 2.67m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

11'10 x 7'6 (3.61m x 2.29m)

Upvc double glazed window to front and radiator.

## Bathroom

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

## Externally

To the front is off street parking.

To the rear is mainly laid to lawn with patio area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 624 ft 2 / 58 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

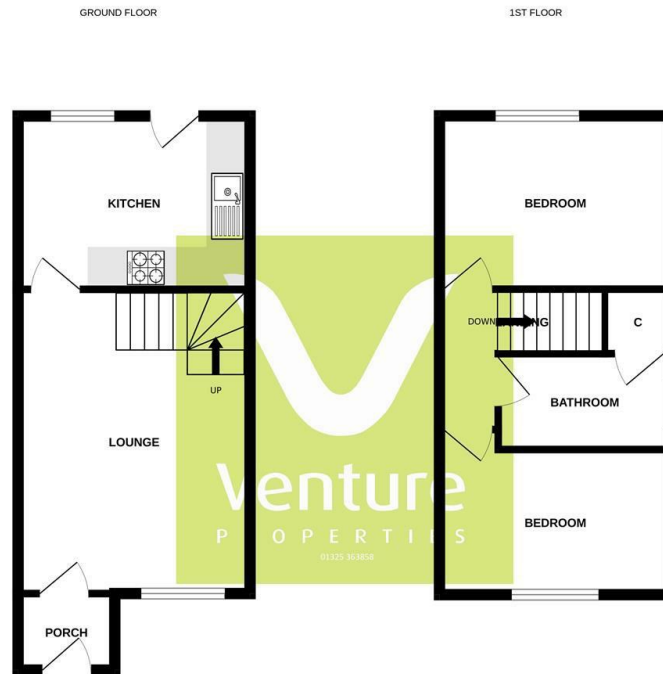
Sky

## Note

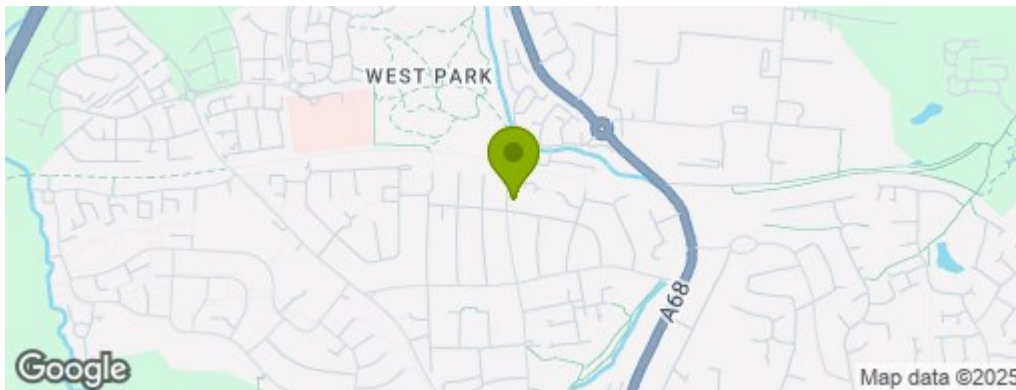
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

## NOTE-Solar Panels

Please note, Solar panels are not included in the sale of the property



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 misstatement. 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.  
Made with Metrepro ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)