



**Amiens Close**

Darlington DL3 0UL

**Offers In The Region Of £115,000**





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



- Two Bedroom Modern Link
- Double Glazed
- Close To Cockerton Village

- Lounge/Diner And Kitchen
- Newly Decorated
- No Onward Chain

- Gas Central Heated
- Quiet Cul-de-sac Location
- EPC Grade

Welcome to this charming two-bedroom terraced house located on Amiens Close in the heart of Darlington. This modern link property is presented in a neat and tidy condition, making it an ideal choice for first-time buyers or investors seeking a promising opportunity.

As you enter, you will find an inviting reception rooms that provide ample space for relaxation and entertaining. The newly decorated interiors, complemented by fresh carpeting, create a warm and welcoming atmosphere throughout the home. The property features a well-appointed bathroom, ensuring convenience for residents and guests alike.

The exterior of the house boasts a driveway at the front, offering off-street parking, while the enclosed garden at the rear provides a private outdoor space perfect for enjoying sunny days or hosting gatherings.

Offered to the market with no onward chain, this property is ready for you to move in and make it your own. With a newly installed Baxi Boiler (2026) allowing for added peace of mind, we highly recommend viewing this delightful home to fully appreciate its charm and potential. Don't miss out on this fantastic opportunity in Darlington.

### Entrance

With stairs to the first floor.

### Kitchen

5'8 x 11'4 (1.73m x 3.45m)

Sit situated to the front of the property with a range of wall and floor units with contrasting works surfaces, integrated oven and hob, plumbing for automatic washing machine, part tiled walls and double glazed window.

### Lounge/Diner

11'8 x 11'9 (3.56m x 3.58m)

Situated to the rear of the property with double-glazed French doors leading out to the pleasing rear garden, a gas central heating radiator.

### First Floor

Landing

### Bedroom One

11'8 x 8'9 (3.56m x 2.67m)

Situated to the rear of the property, a good-sized double bedroom with a double-glazed window and gas central heating radiator.

### Bedroom Two

9'2 x 11'8 (2.79m x 3.56m)

Situated to the front of the property with two double glazed windows, gas central heating radiator, over stairs storage cupboard.

### Bathroom

6'2 x 5'8 (1.88m x 1.73m)

With a sweet comprising a panelled bath with overhead shower, pedestal wash and basin, low-level WC, part tiled walls and gas central heating radiator.

### Externally

The home has a small garden area to the front with off-street parking facilities to the rear of the home. There is an enclosed neat and tidy rear garden.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

119 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

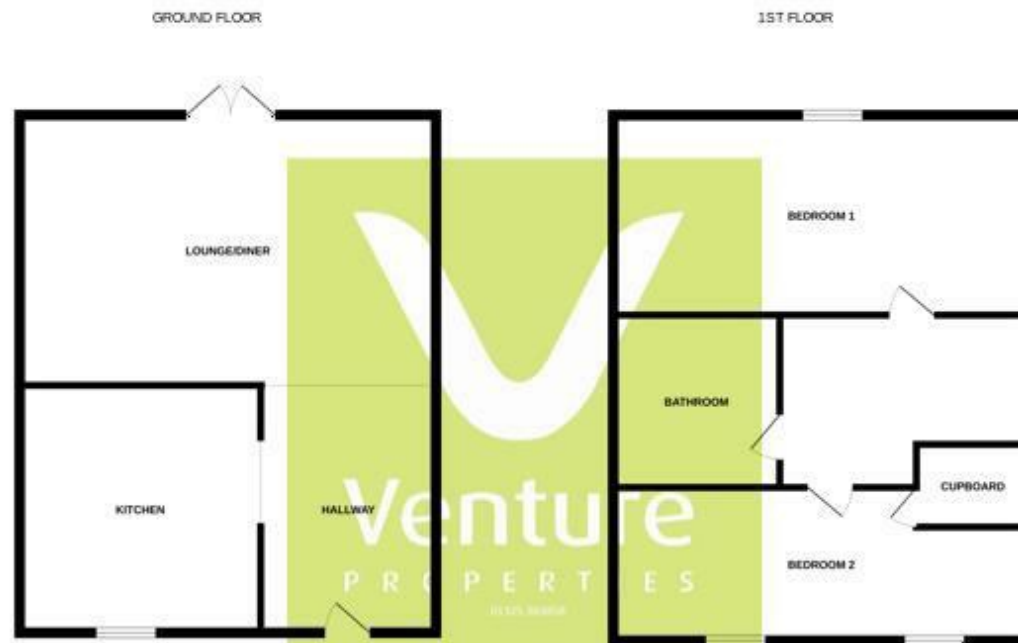
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Sky

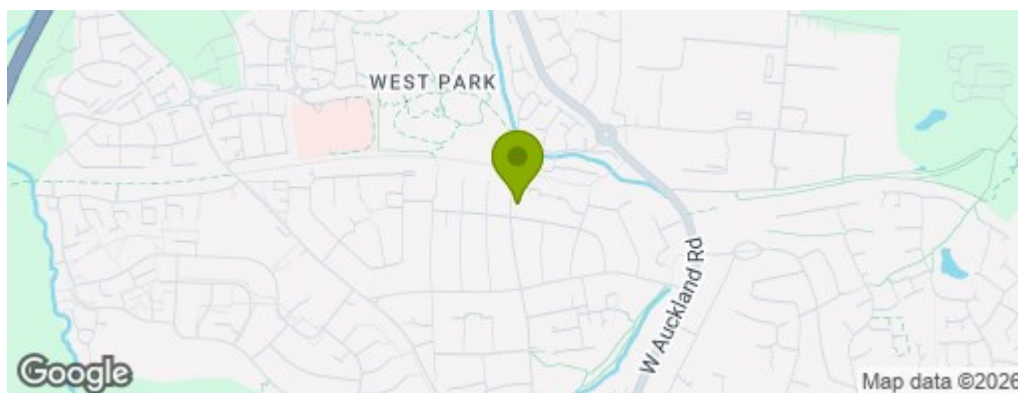
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### Note

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide 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

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com