

Amiens Close, Darlington, DL3 0UL
2 Bed - Bungalow - Semi Detached
Offers In The Region Of £135,000

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**** SPACIOUS TWO DOUBLE BED SEMI BUNGALOW ** **
BEAUTIFULLY PRESENTED ** ** GARAGE **
** NO ONWARD CHAIN ** ** CORNER PLOT ** ** PRICED TO
SELL ****

This is a fine example of a well appointed semi detached bungalow situated on a favourable corner plot with sumptuous interior design located in the ever popular Cockerton area of Darlington which lies within easy reach of Cockerton village, Aldi and Marks and Spencer food hall. There are convenient bus routes along with easy reach to the A1(M) linking the North and South. It stands in a quiet cul de sac enjoying pleasant views to the front overlooking a green area.

Properties of this nature and location are considered in high demand and we anticipate this to be no exception and having been competitively priced we recommend early viewings to avoid disappointment.

It is in excellent decorative order throughout, gas central heating, uPVC double glazing, a light and airy kitchen and luxurious bathroom.

In brief the accommodation comprises of an entrance lobby through to a beautifully appointed kitchen providing an excellent range of wall and base units and split level cooking facilities comprising of gas hob with chrome chimney style cooker hood, separate oven, space for a fridge/freezer and plumbing for an automatic washing machine. The excellent sized lounge is ideal for entertaining family and friends with a bow style window enjoying views to the front flooding the room with natural light and a feature fireplace with electric fire. From the lounge leads to a inner hallway with useful storage cupboard and hatch allowing loft access. There are two well dressed bedrooms, the master of particular with access to a patio area, perfect for al-fresco dining. The stunning refurbished bathroom completes the internal accommodation with a three piece white suite comprising of bath with shower attachment, wash hand basin and w.c.

Externally the bungalow commands a favourable corner site enjoying well tended gardens and having that pleasant view to the front. The block paved driveway allows off street parking for two vehicles leading to a single detached garage with up and over door. Pedestrian gated side access to the rear garden, once again having been laid to lawn with both gravelled and patio areas providing an excellent place to relax during those warmer months.

ENTRANCE LOBBY

LOUNGE

16'4"x11'10" (4.98x3.61)

KITCHEN

10'10"x7'2" (3.30x2.18)

BEDROOM

12'6"x8'10" (3.81x2.69)

BEDROOM

10'5"x7'4" (3.18x2.24)

BATHROOM/W.C.

GARAGE

16'7x9' (5.05mx2.74m)

FRONT ELEVATION

REAR GARDEN



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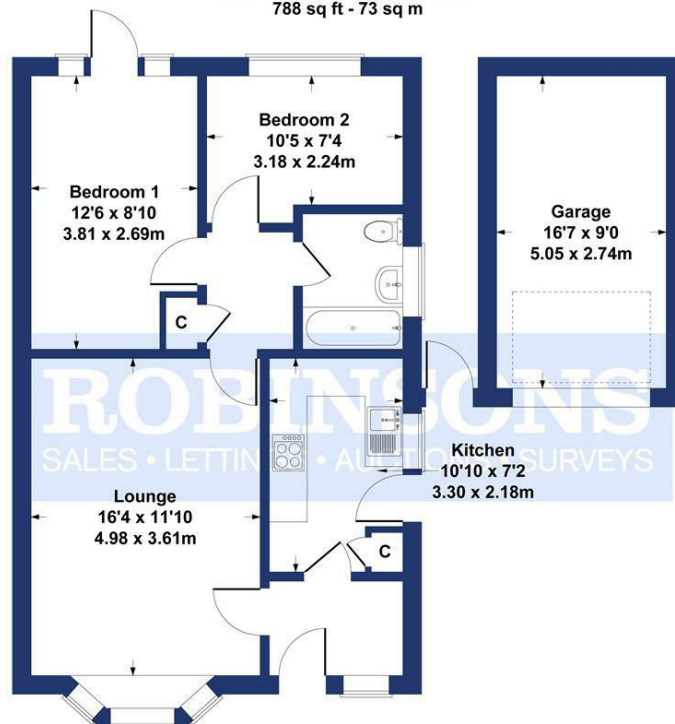
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Amiens Close

Approximate Gross Internal Area
788 sq ft - 73 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 82-91 A	89
72-81 B	
62-71 C	
52-61 D	
42-51 E	
32-41 F	
22-31 G	
1-20 Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 82-91 A	
72-81 B	
62-71 C	
52-61 D	
42-51 E	
32-41 F	
22-31 G	
1-20 Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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