

# 28 Amiens Close

Darlington, Darlington

Well-Presented 2-Bedroom Semi Detached Bungalow.

In a ready-to-move-into condition, this delightful **Semi Detached bungalow** is fully Double Glazed and boasts a well-presented interior with Two Bedrooms, warmed by Gas Central Heating via a Combi boiler, perfect for those looking to downsize and waiting for its new owners to make it their own.

Don't miss out on the opportunity to own this lovely home in a sought-after area of Darlington.

A welcoming hallway, with convenient storage cupboard, which leads to a well-appointed living room. With a feature fireplace that provides a warm and inviting atmosphere: perfect for relaxation or entertaining guests.

The fitted kitchen is both functional and stylish, with electric ceramic hob and built in eye line oven (fridge freezer and washing machine if required.)

Two well-proportioned bedrooms, one with built in wardrobes and with French Doors, which leads to the well appointed and established South Facing rear garden.

The bathroom is thoughtfully designed, with hand wash basin, w.c and bath with overhead shower.

Perfect for downsizers, first-time buyers, or anyone looking for a low-maintenance home.

Externally: Off-street parking for 2–3 vehicles.

Ideally located close to **local amenities**, reputable schools, and excellent transport links.

Offered with No Onward Chain.

Note: The vendors have opted to provide a legal pack for







## Vestibule

3'10" × 3'0" (1.17 × 0.93 m)

#### Kitchen

5'10" × 11'11" (1.80 × 3.63 m)

# Lounge

11'4" × 15'2" (3.47 × 4.62 m)

# Hallway

3'0" × 6'2" (0.92 × 1.88 m)

#### Bathroom

5'5" × 6'1" (1.67 × 1.88 m)

## Bedroom 1

8'2" × 11'5" (2.49 × 3.50 m)

## Bedroom 2

9'0" × 7'4" (2.76 × 2.24 m)

## Note

Disclaimer: In accordance with the Estate Agents Act 1979, we hereby disclose that the seller of this property is a member of staff at Northgate Estate Agents.





REAR GARDEN

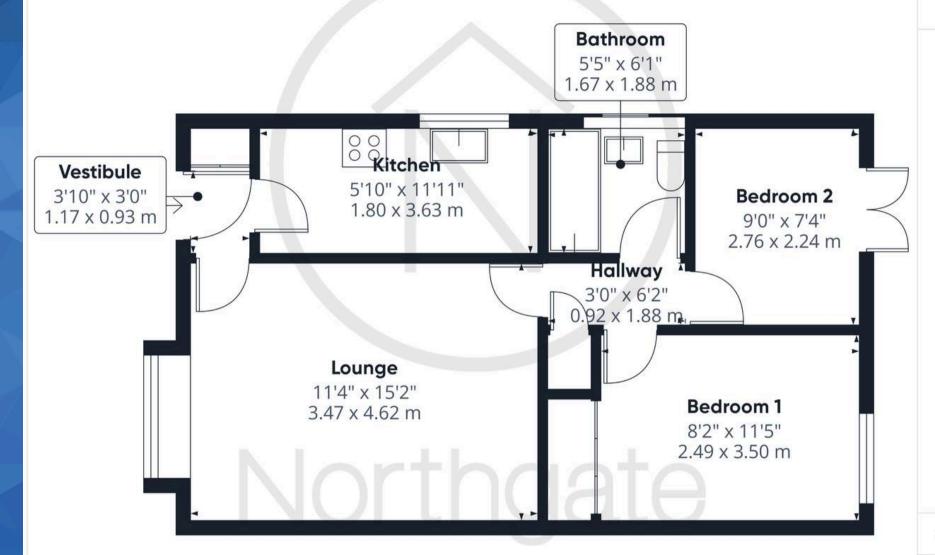
DRIVEWAY

2 Parking Spaces









Approximate total area<sup>(1)</sup>

499 ft<sup>2</sup>

46.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

estate agents



# Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH 01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.