



28 Amiens Close, Darlington
Darlington



Offers Over £160,000



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.





FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces





Northgate
estate agents



Approximate total area⁽¹⁾

499 ft²

46.3 m²

(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



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