

Amiens Close, Darlington, DL3 0UL  
Offers in the region of £170,000



## Amiens Close, Darlington, DL3 0UL

### Offers in the region of £170,000

### Council Tax Band: A

Occupying a delightful corner plot on this peaceful cul-de-sac, within the ever-popular Cockerton area of Darlington, this extended two double bedroom semi-detached home presents an excellent opportunity for a variety of buyers. Ideally positioned, the property offers convenient access to the A1(M) and Darlington town centre, while also being within comfortable walking distance of West Park shops and Cockerton Village, known for its charming range of independent shops, cafés, and local amenities.

To the front, the property benefits from ample off-street parking for up to three vehicles, with useful side access leading to a beautifully maintained rear garden. The garden has been significantly improved to create a welcoming and private outdoor space, perfect for relaxing or entertaining during the warmer months.

Internally, the home offers spacious and well-balanced accommodation. A particularly impressive size lounge provides an excellent setting for everyday living, flowing to the dining kitchen, great for entertaining. From here, the space extends into a bright conservatory, fully uPVC double glazed, creating a versatile additional reception area with views over the garden.

To the first floor, there are two double bedrooms. The landing features a loft hatch with fitted ladder, providing access to a mostly boarded loft ideal for storage. The bathroom is well-proportioned and includes a built-in cupboard housing the domestic hot water cylinder.

Further benefits include uPVC double glazing (with the exception of the front door) and gas central heating via a Baxi boiler.

This delightful home combines a sought-after location with spacious living and outdoor appeal, making early viewing highly recommended.

Please note:  
Council tax Band - A  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'  
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

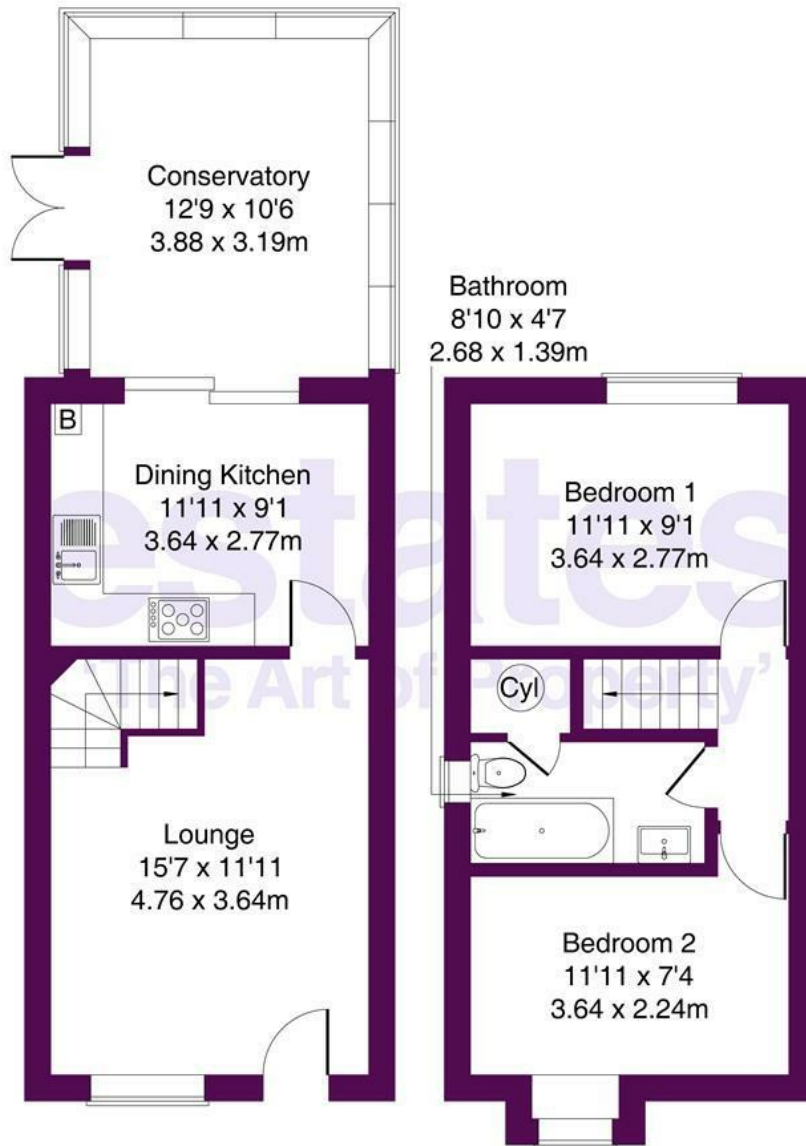
Disclaimer:  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate

guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



# Amiens Close, Darlington, DL3 0UL

Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



**Ground Floor**

**First Floor**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	