

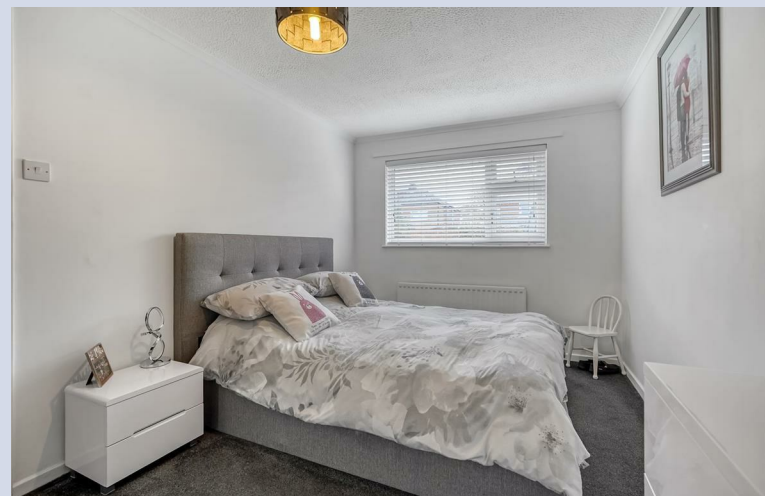


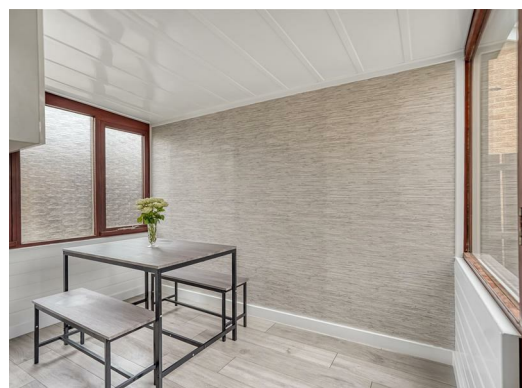
Nestled in the charming cul-de-sac of Amiens Close, this impressive semi-detached bungalow in Cockerton village, offers a delightful blend of comfort and convenience. The property is situated within a highly regarded village, making it an ideal choice for those seeking a peaceful yet accessible lifestyle.

Upon entering, you will find a welcoming hallway, a well-appointed living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, ready for you to create culinary delights. This bungalow boasts two spacious double bedrooms,. The bathroom is thoughtfully designed, with shower and contemporary suite.

Also having a useful conservatory, which extends the living space and allows for an abundance of natural light, making it a perfect spot to enjoy your morning coffee or unwind in the evenings. The bungalow is complemented by mature gardens at both the front and rear, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Additionally, the property benefits from a drive and garage, offering practical solutions for parking and storage.





- IMPRESSIVE, STYLISH SEMI-DETACHED BUNGALOW
- POPULAR VILLAGE
- WELL PRESENTED INTERNALLY
- DRIVEWAY & GARAGE
- NEUTRAL DECOR
- HIGHLY REGARDED LOCATION
- READY TO MOVE INTO
- CONSERVATORY
- FITTED KITCHEN
- SUITED TO A VARIETY OF BUYERS

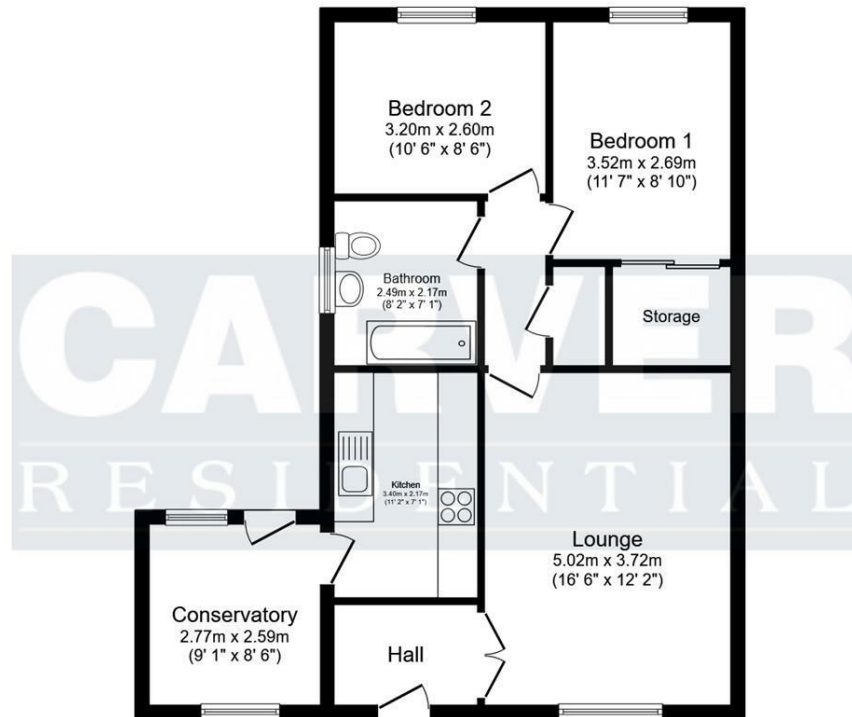
GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing


Local Authority: Darlington Borough Council (Tax Banding B)



Floor Plan
Floor area 69.4 sq.m. (747 sq.ft.)

TOTAL: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk