

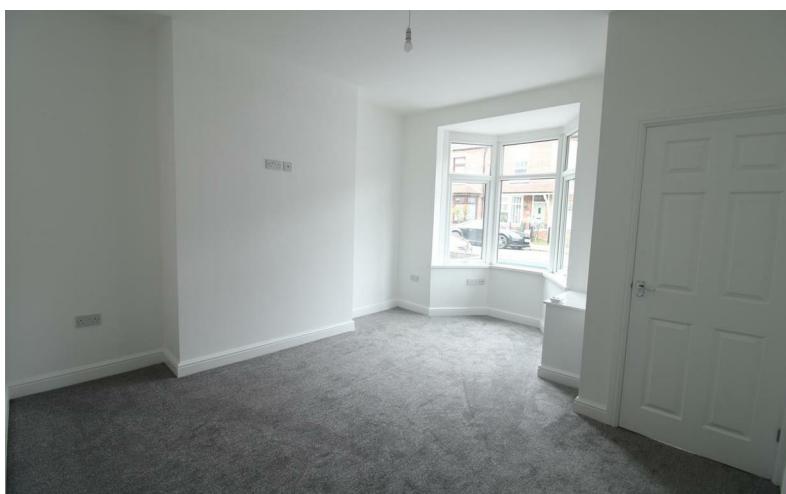


## 24 VINE STREET, DARLINGTON, DL3 6HW

**Offers In The Region Of £129,995**

We are delighted to present this stunning two-bedroom terraced property, situated in the popular Denes area of Darlington. The property has been recently refurbished to the highest of modern standards and benefits from a kitchen extension to the rear!

The property opens onto a spacious lounge, The lounge flows seamlessly into the dining room, which is open plan with the Kitchen The kitchen extension features a modern range of units, high-quality appliances, and ample storage.



## ENTRANCE VESTIBULE

Allowing access to the Lounge.

## LOUNGE

**15'08 x 12'10 (4.78m x 3.91m)**

Fully re-decorated and carpeted, upvc bay window to the front aspect.

## DINING ROOM

**12'11 x 11'02 (3.94m x 3.40m)**

Open plan with the Kitchen, again re-decorated and re-carpeted. The dining room provides a useful second reception room.

## KITCHEN

**21'00 x 6'03 (6.40m x 1.91m)**

Fitted with a range of high quality wall, floor and drawer units, oven, hob and extractor. There is also plumbing for a washing machine and stainless steel sink unit.

## FIRST FLOOR

### BEDROOM ONE

**13'02 x 12'06 (4.01m x 3.81m)**

The master bedroom is situated to the front of the property and is extremely generous in size.

### BEDROOM TWO

**11'05 x 6'04 (3.48m x 1.93m)**

The second bedroom is also a good size and is situated to the rear of the property.

### SHOWER ROOM/WC

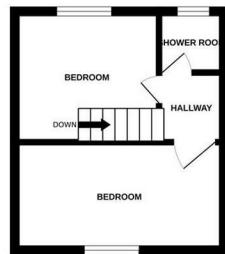
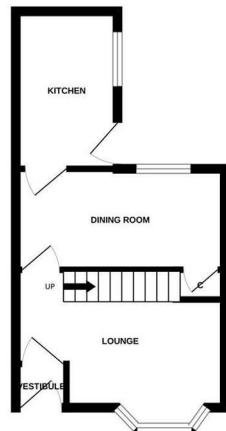
Walk in shower room with electric shower and screen, handbasin and wc. Window to the rear aspect.

## EXTERNALLY

The front of the property is enclosed by a front forecourt, to the rear there is a generous Yard with gate leading to the rear service lane.

GROUND FLOOR

1ST FLOOR



Whilst every care has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general information only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or remaining useful life. Made with Metropix 02023

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

