



## 29 VINE STREET, DARLINGTON, DL3 6HW

### Offers In The Region Of £120,000

This tastefully decorated TWO BEDROOM MID-TERRACE residence is offered to the market, an ideal purchase for first-time buyers, investors, or those looking to downsize. Situated in the ever-popular Denes area of Darlington, the property has been well maintained and benefits from a refitted kitchen, fitted wardrobes to the principal bedroom, and a beautifully presented rear garden which enjoys plenty of sunshine throughout the day.

The accommodation briefly comprises: Entrance Vestibule, Lounge, and a stylish refitted Kitchen. To the first floor are Two Bedrooms and a Bathroom/WC.

The Denes is ideally positioned for a range of local shops, amenities, and schooling, with both Darlington Town Centre and Cockerton Village within easy



**LOUNGE**  
13'7 x 12'04 (4.14m x 3.76m )

**KITCHEN**  
13'00 x 8'5 (3.96m x 2.57m )

**BEDROOM ONE**  
13'2 x 12'01 (4.01m x 3.68m )

**BEDROOM TWO**  
12'01 x 8'8 (3.68m x 2.64m )

**BATHROOM**  
7'4 x 5'01 (2.24m x 1.55m )



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and gardens being not approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency save the green.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

