



24 VANCOUVER STREET, DARLINGTON, DL3 6HN

Offers In The Region Of £129,500

A great opportunity has arisen to purchase a ready to move into, TWO BEDROOMED terraced residence within the Denes area of Darlington.

Boasting lounge and separate dining room, modern bathroom/wc, two good sized bedrooms and recently fitted kitchen, immaculately presented and tastefully decorated throughout.

Having the desired forecourt and a gorgeous suntrap courtyard to the rear with outside tap. There is also the benefit of a shower room En Suite off the master bedroom.

The Denes area is always popular with a host of buyers, as it has local shops and amenities on hand, along with schools and ease of access to Darlington's town



GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of all rooms, windows, rooms and any other items are 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2020)

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	78

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

