Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

83 VINE STREET, DARLINGTON, COUNTY DURHAM, DL3 6HP

Offers In The Region Of £120,000

Situated in one of the Denes area sought after streets, we have great pleasure in offering for sale a much improved, Two Bedroomed Mid-Terraced residence. The property is in ready to move into order, boasting spacious lounge, refitted kitchen/diner, Two Bedrooms to the first floor which are serviced by a Modern Jack & Jill bathroom.

The Denes always proves popular with a host of buyers, as it has local shops, schools and amenities close by, whilst Darlington's town centre is within easy reach also.

ENTRANCE VESTIBULE
The smart composite entrance door opens into the entrance vestibule, which in turn leads through to the lounge.

LOUNGE
13'04x13'03 (4.06mx4.04m)
A pleasant reception room, being light and bright, having the advantage of a UPVC Bay window to the front aspect. There are two alcoves to the chimney breast and a bespoke cupboard which houses the utility meters, coving to the ceiling finishes the room and handy storage is provided by a built in understairs cupboard.

KITCHEN/DINER
13'02x8'01 (4.01mx2.46m)
The stylish kitchen/diner has been fitted with a range of white gloss wall, floor and drawer cabinets which are complimented perfectly by the grey work surfaces and stainless steel sink unit. The contemporary tiled surrounds finish the room and add impact, The kitchen has a host of integrated appliances which include gas hob with stainless steel extractor hood, electric oven and integrated fridge freezer.

FIRST FLOOR

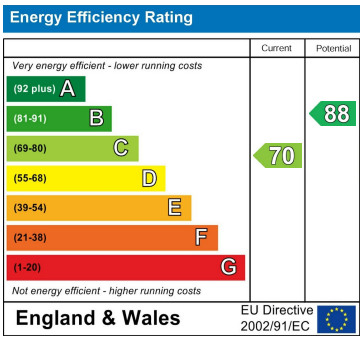
LANDING
With access to both bedrooms.

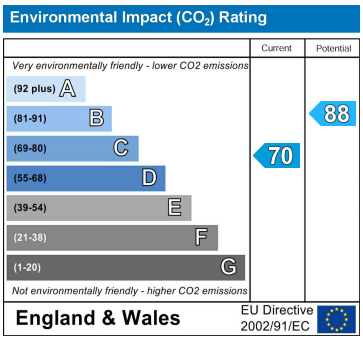
BEDROOM ONE
13'03x13'02 (4.04mx4.01m)
The principal bedroom is a generous double room, has a UPVC window to the front aspect and an attractive cast feature fireplace.

BEDROOM TWO
8'10x8'02 (2.69mx2.49m)
A further well proportioned room, this time with a UPVC window to the rear aspect.

BATHROOM/WC
Jack and Jill Style bathroom (accessed from both bedrooms). The bathroom is fitted with a contemporary suite and finished in modern tones. Comprising of panelled bath with an over the bath shower, the handbasin is positoned with in a useful vanity storage cupboard and in additon there is a low level WC.
The room has a UPVC window to the rear aspect and has been finished with tiled surrounds and an attractive vinyl floor.

EXTERNALLY
The forecourt is enclosed with a brick built wall and a single wrought iron gate. There is a court yard to the rear has been landscaped and has a quality indian sandstone patio and useful timber storage shed and is a very pleasant area to sit and enjoy. A single gate to rear allows access to the service lane.





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.

NAEA National Association of Estate Agents
The Property Ombudsman