



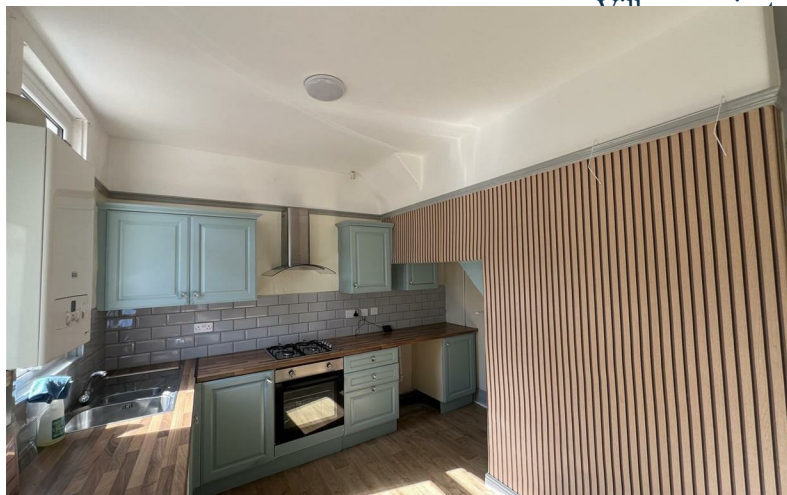
## 13 VINE STREET, DARLINGTON, DL3 6HW

### Offers In The Region Of £99,950

This TWO BEDROOM MID TERRACE residence is available with NO ONWARD CHAIN. Situated in the ever popular Denes area of Darlington.

Comprising of; Entrance Vestibule, Lounge, Kitchen. To the first floor there are Two Bedrooms and Bathroom/wc.

The Denes is ideally positioned for local shops, amenities and schooling and both Darlington Town Centre and Cockerton



**LOUNGE**  
13'2 x 13'2 (4.01m x 4.01m)

**KITCHEN**  
13'02 x 11'07 (4.01m x 3.53m)

**BEDROOM ONE**  
13'02 x 12'03 (4.01m x 3.73m)

**BEDROOM TWO**  
13'02 x 5'4 (4.01m x 1.63m)

**BATHROOM**  
7'11 x 5'8 (2.41m x 1.73m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan has been prepared in good faith and does not constitute an offer of any mortgage products. The accuracy of the measurements is not guaranteed and no guarantee as to their accuracy or efficiency can be given.   
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