



**** PRICED TO SELL ** ** NO ONWARD CHAIN ** ** EXTREMELY POPULAR DENES AREA **
** DECEPTIVELY SPACIOUS ** ** TWO RECEPTION ROOMS ****

Competitively priced two bedroom mid terrace property providing spacious accommodation, which will ideally suit the needs of a first time buyer, small family or as an investment opportunity.

The home is in need of some updating which has been reflected within the asking price with viewings strongly recommended to appreciate potential. Pleasantly positioned in this popular part of Darlington which lies within easy reach of the town centre and Memorial hospital. There are uPVC double glazed windows, gas central heating, along with an oversized first floor bathroom.

Please Note: Council tax band A. Freehold basis. EPC rating D
Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Vine Street, Darlington, DL3 6HW

2 Bedroom - House - Terraced

£99,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Vine Street, Darlington, DL3 6HW

GROUND FLOOR

Entrance vestibule, lounge to the front with a bay window and feature fireplace. Separate dining room with useful under stairs storage cupboard. Kitchen to the rear in need of refurbishment, currently has a range of units with laminate work surfaces, incorporating a stainless steel sink unit and cooker point.

FIRST FLOOR

Landing leading to the good sized bedrooms, the master of particular size and a large bathroom to the rear with a white suite comprising of a panelled bath, basin and w.c.

EXTERNALLY

Pleasant forecourt to front and enclosed hard surface yard to rear.

ENTRANCE VESTIBULE

LOUNGE

13'3" x 13'1" (4.04m x 4.01m)

DINING ROOM

13'1" x 11'8" (4.01m x 3.56m)

KITCHEN

11'3" x 6'5" (3.43m x 1.97m)

FIRST FLOOR LANDING

BEDROOM

13'1" x 13'3" (4.01m x 4.04m)

BEDROOM

11'8" x 10'2" (3.56m x 3.10m)

BATHROOM/W.C.

11'3" x 6'5" (3.45m x 1.97m)

FRONT EXTERNAL

REAR YARD



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Vine Street

Approximate Gross Internal Area
840 sq ft - 78 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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