



\*\* TWO BEDROOM MID TERRACE HOUSE \*\* \*\* SOUGHT AFTER DENE LOCATION \*\*  
\*\* EXTENDED TO THE REAR \*\* \*\* IN NEED OF FULL MODERNISATION \*\*  
\*\* EXCELLENT POTENTIAL \*\*. \*\* NO ONWARD CHAIN \*\*

Smith & Friends are pleased to offer for sale an extended two bedroom mid terrace house located on Vine Street in the sought after Denes area of Darlington. The property requires full modernisation and improvement but offers excellent potential.

With the benefit of partial gas central heating and partial upvc double glazing the accommodation briefly comprises: Entrance Vestibule, Lounge, Kitchen, Rear Lobby, ground floor Bathroom/ wc and two Bedrooms on the first floor. There is a forecourt garden to the front and enclosed yard to the rear.

Offered for sale with no onward chain.

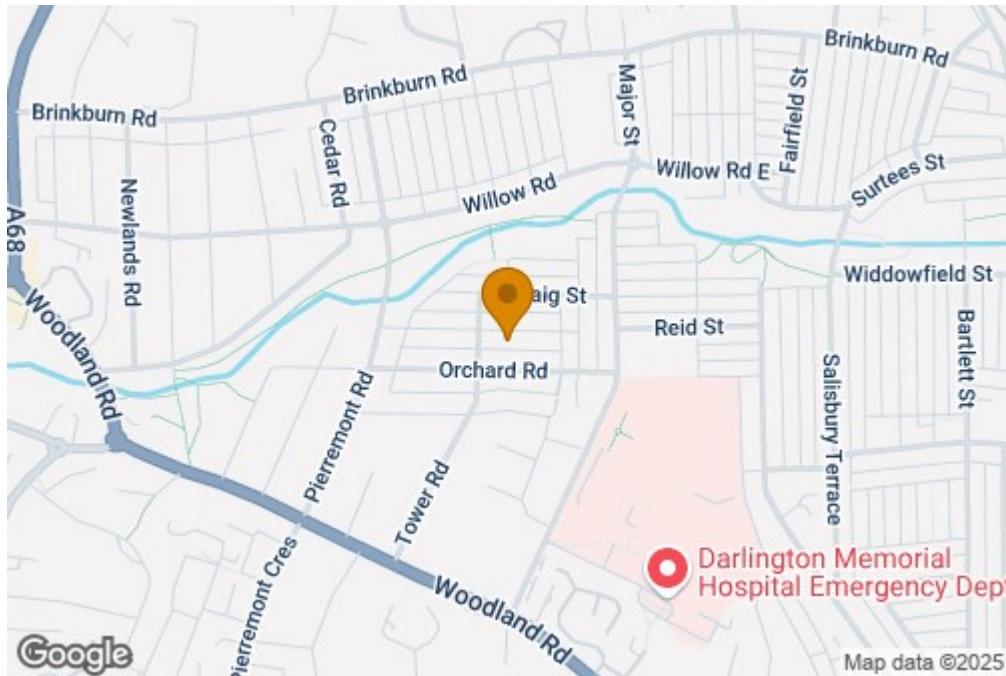
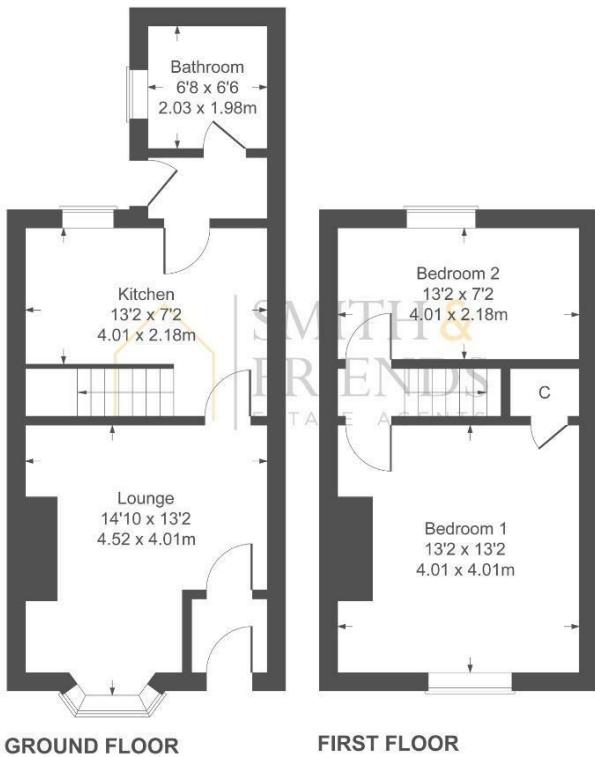
**Vine Street, Darlington, DL3 6HW**  
**2 Bedroom - House - Mid Terrace**  
**£79,950**  
**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: A**



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FRIENDS**  
ESTATE AGENTS

## Vine Street

Approximate Gross Internal Area  
712 sq ft - 66 sq m



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. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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	