



**** TWO BEDROOM TERRACE ** ** REAR COURTYARD ** ** KITCHEN/DINER **
** SOUGHT AFTER LOCATION ** ** GOOD TRANSPORT LINKS ** ** NO ONWARD CHAIN ****

Well presented two bed terraced property located in the ever popular Denes/Cockerton area of Darlington. The property which benefits from having uPVC double glazing and gas central heating lies within easy reach of the town centre, local amenities and good schooling. Good transport links to the A1(M), A66 and train station are also within a short drive.

In our opinion, the home would ideally suit a variety of purchasers, including first time buyer, small family or would make an ideal investment opportunity.

Please Note: Council tax band A. EPC band D. Freehold basis.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Vine Street, Darlington, DL3 6HP

2 Bedroom - House - Terraced

Offers In The Region Of £110,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

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Vine Street, Darlington, DL3 6HP

GROUND FLOOR

An entrance vestibule leads into a spacious, light and bright lounge, featuring a wall mounted contemporary electric fire and bay window. The well proportioned kitchen/diner which benefits from having an under stair storage cupboard, under floor heating, new boiler, a range of wall and base units with granite worktops and integrated appliances, including, electric oven, five ring gas hob, extractor, fridge freezer and washing machine. A door leads into the courtyard.

FIRST FLOOR

The light and airy landing area with loft access leads to two bedrooms and a bathroom. The master bedroom to the front aspect benefits from having a large fitted wardrobe, while the good sized single bedroom is situated to the rear. The well appointed part tiled bathroom comprises of a bath with overhead shower, wash hand basin and w.c.

EXTERNALLY

To the front of the property there is a small low maintenance gravelled garden featuring established shrubs. The good sized rear courtyard benefits from having a brick built store and has rear gated access.

ENTRANCE VESTIBULE

LOUNGE

13'7x13'2 (4.14mx4.01m)

KITCHEN/DINER

13'10x8'10 (4.22mx2.69m)

FIRST FLOOR LANDING

BEDROOM

11'9x9'9 (3.58mx2.97m)

BEDROOM

8'11x7'8 (2.72mx2.34m)

BATHROOM/W.C.

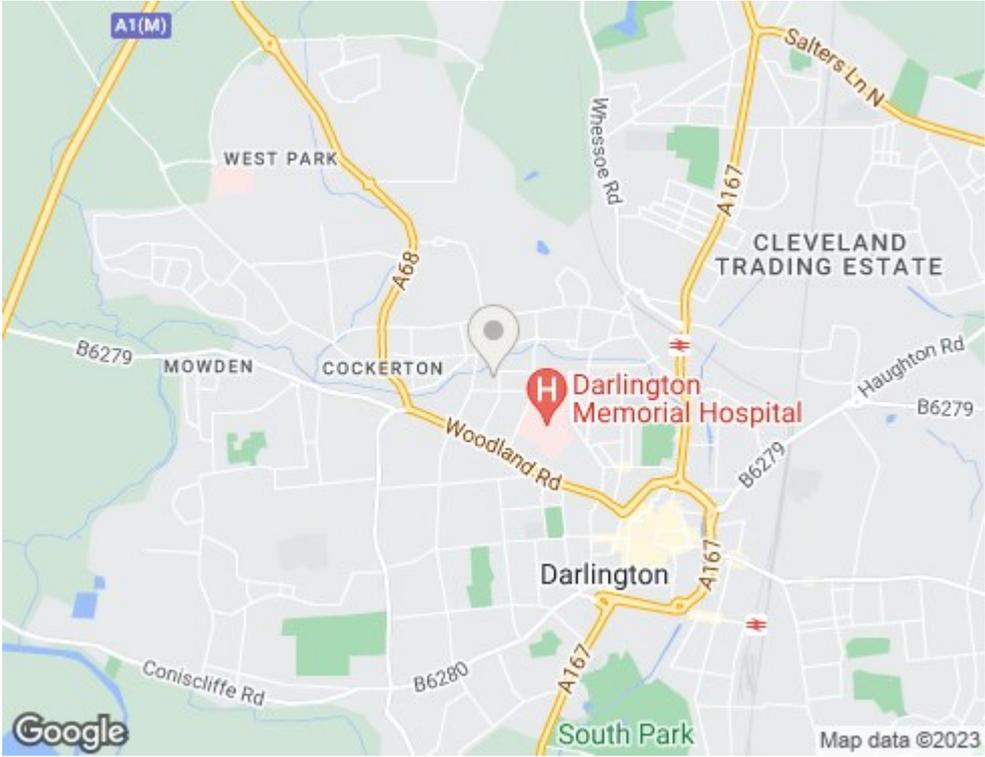
11'3x4'9 (3.43mx1.45m)

FRONT EXTERNAL

REAR COURTYARD



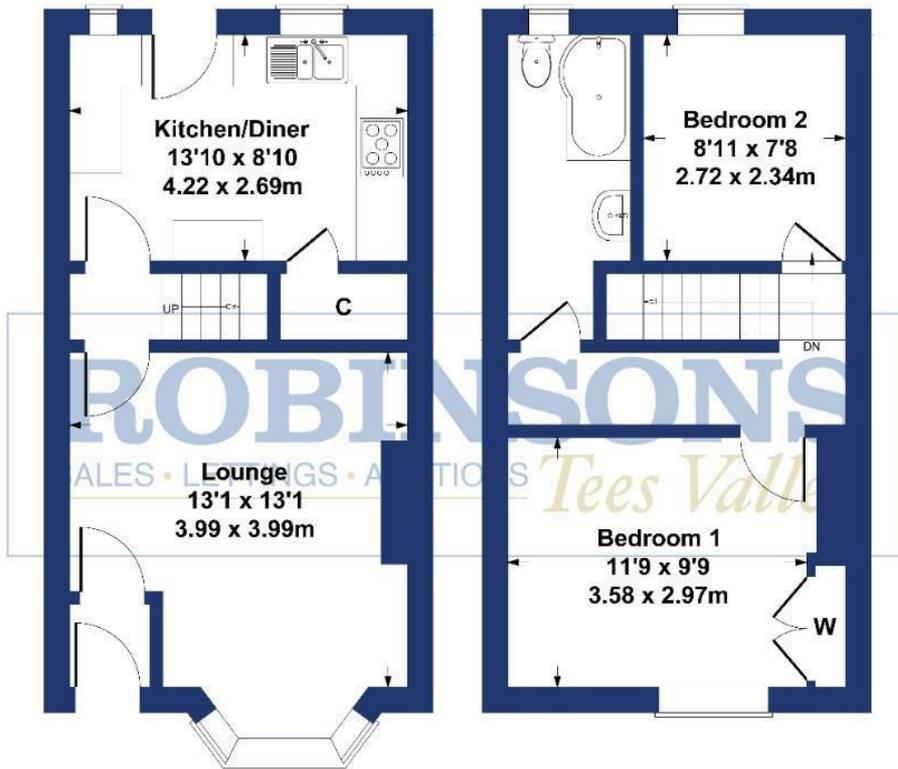
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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
677 sq ft - 63 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 87 </div>
(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

Environmental Impact (CO ₂) Rating	
	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

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