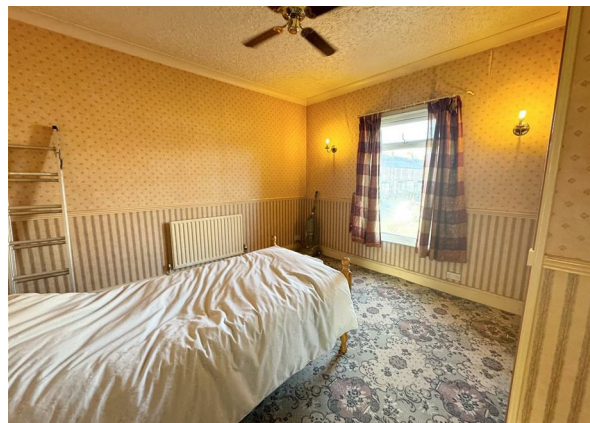
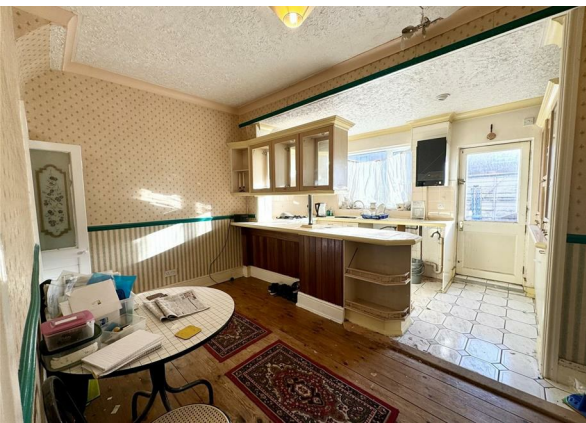


Vancouver Street, Darlington, DL3 6HN
Offers in the region of £89,950



Vancouver Street, Darlington, DL3 6HN

Offers in the region of £89,950

Council Tax Band: A

**** VURV Estates ** The Art of Property**

Welcome to Vancouver Street, Darlington - a charming row of terraced properties. This particular property is in need of updating which has been reflected within the asking price, presenting an ideal investment opportunity or a perfect first-time buy. Situated within close proximity to Darlington Memorial Hospital, and local schooling, this property offers not only convenience but also a sense of community.

The easy reach to the town centre also ensures that you are never far from the bustling heart of Darlington, with its array of shops, restaurants, and amenities. The absence of an onward chain simplifies the buying process, making it even more appealing for those looking to make a swift move.

One of the highlights of this property is the open plan aspect to the kitchen/diner, perfect for hosting gatherings with friends and family, and a short stroll to the Dene, where one can enjoy scenic beauty.

Don't miss out on the opportunity to make Vancouver Street your new home. Whether you're looking to invest or to take your first step onto the property ladder, this terraced house offers both potential and practicality in an extremely popular location.

Please note, this property is sold as seen. It benefits from gas central heating (No radiator in the second bedroom). Windows are uPVC double glazed, excluding the overhead window in the vestibule which is wooden single glazed. Front and rear external doors are wooden single glazed.

Ground floor

Entrance vestibule opening to the principal reception room to the front with exposed wood flooring, feature fireplace with gas fire and bay window flooding the room with natural light. To the rear of the ground floor

is a dining room with pleasant open aspect to the kitchen. Under stairs storage cupboard off the dining area whilst the kitchen again in need of updating currently provides a range of units, sink with mixer tap, gas hob, extractor hood, single oven and wall mounted gas boiler.

First floor

Small landing opening to the bathroom with three piece suite, generous principal bedroom and small single bedroom/office.

Externally

Pleasant forecourt to the front and enclosed yard to rear which features an up and over door (restricted vehicle access). Please note the garage door does not currently operate.

Please note:

Council tax Band - A
Tenure - Freehold
EPC rating: D

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s)

with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance vestibule

Lounge

13'1" x 13'2" (plus bay) (4.00 x 4.02 (plus bay))

Dining room

13'1" x 7'10" (4.00 x 2.41)

Kitchen

6'6" x 7'10" (2.00 x 2.41)

First floor landing

Principal bedroom

13'2" x 11'11" (4.02 x 3.65)

Second bedroom/Office

7'8" x 5'1" (2.35 x 1.56)

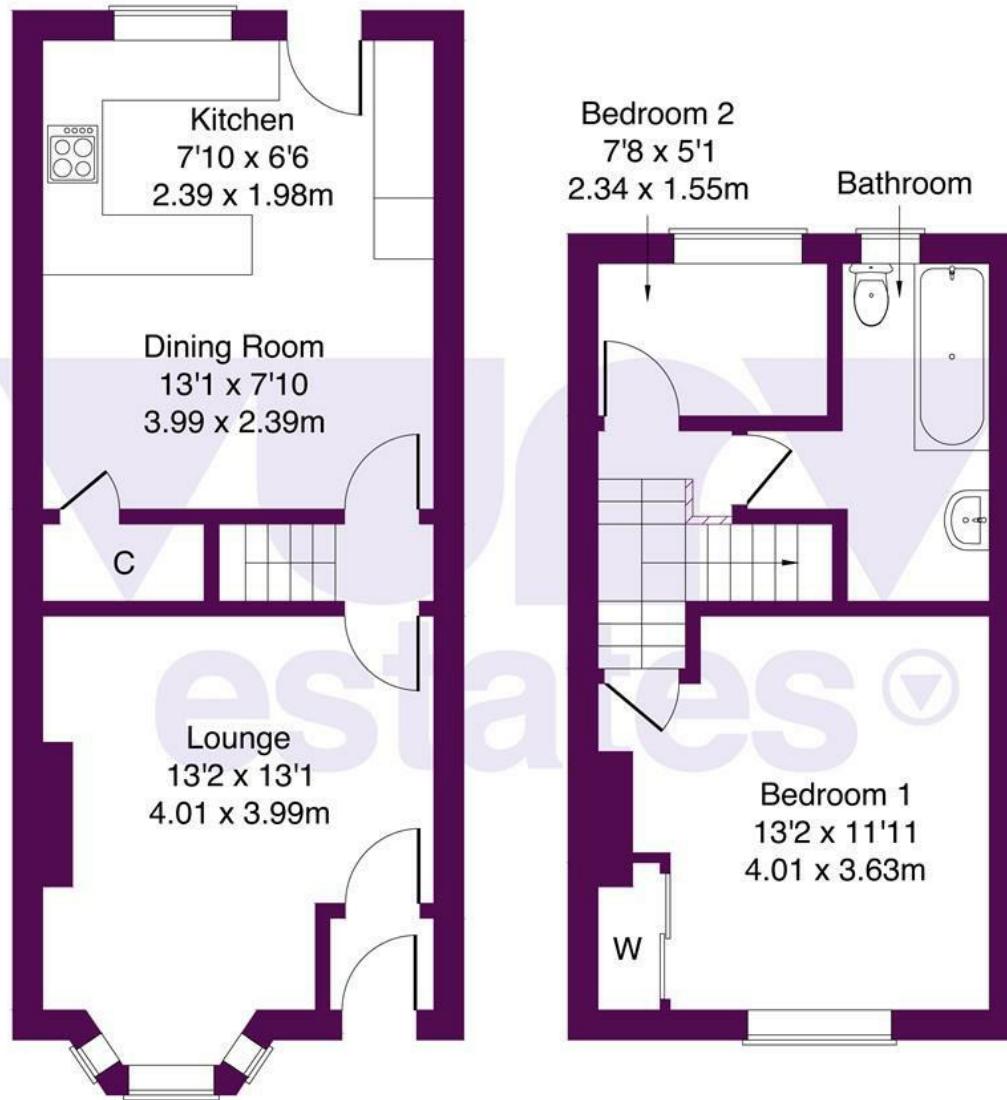
Bathroom

Rear yard



Vancouver Street

Approximate Gross Internal Area: (758 sq ft - 70 sq m.)



GROUND FLOOR

FIRST FLOOR

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 Darlington
 County Durham
 DL3 7SD
 01325 804850
 sales@vurvstates.co.uk
 https://www.vurv.online/

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Not to Scale. Produced by The Plan Portal 2024
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