

Vane Terrace, Darlington, DL3 7RB  
Offers in the region of £130,000





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## Offers in the region of £130,000

### Council Tax Band: A

**\*\* VURV estates \*\* The Art of Property -**

Two bedroom 'Ground floor' apartment nestled in the desirable West End of Darlington, Vane Terrace presents a remarkable opportunity to acquire a large Victorian apartment, making it an ideal choice for professionals or investors alike.

Situated within walking distance of highly regarded schools and the vibrant town centre, this location is perfect for those seeking convenience and community. The West End is known for its charming atmosphere and accessibility, making it a sought-after area for families and professionals.

Entrance lobby leading to a large lounge/dining room with bay window flooding the room with natural light and attractive traditional fireplace. Galley style kitchen providing a good range of units with oak work surfaces and integrated electric ceramic hob, single oven and fridge/freezer. Two good size Double bedrooms, the principal bedroom with an ensuite shower room and walk-in dressing room which could be used as an office/study, housing the Baxi 'Combi' boiler. Inner/rear hallway and family bathroom with modern white suite.

Gas central heating & wooden single glazed sash style windows.

Externally: Small enclosed yard.

Whether you are looking for a lucrative investment opportunity or a spacious residence, this property offers versatility and charm in abundance. With its prime location and generous living space, Vane Terrace is a great find in the heart of Darlington.

This apartment forms part of a large Victorian property which consists of Three Apartments in total, any prospective buyer has the option to purchase all three apartments asking price Offers in the region of £350,000.

Contact VURV estates today for a viewing as we anticipate demand to be high.

Please note:  
Council tax Band: A  
Tenure - Freehold  
EPC Rating: D.  
Total sq ft to be considered guide only.

VURV estates 'The Art of Property'  
Professional Estate Agents, covering Darlington, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!  
Part of the well-known VURV group, embracing property networking events across the country.

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**

Communal entrance lobby with access to Apartment one, and stairs to first floor.

### **Lounge/dining room**

21'0" x 14'8" (6.42 x 4.49)

### **Second bedroom**

11'1" x 10'4" (3.38 x 3.16)

### **Kitchen**

7'1" x 6'2" (2.17 x 1.89)

### **Family bathroom**

7'1" x 6'2" (2.17 x 1.89)

### **Principal bedroom**

12'7" x 10'7" (3.84 x 3.23)

### **Ensuite shower room**

### **Dressing area/office**

10'4" x 4'11" (3.16 x 1.51)





# Vane Terrace, Darlington, DL3 7RB

Approximate Gross Internal Area: (967 sq ft - 90 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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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		
	67	78
England & Wales		EU Directive 2002/91/EC