



**\*\* TWO BEDROOMED TERRACE \*\* \*\* TWO RECEPTION ROOMS \*\***  
**\*\* REAR COURTYARD \*\* \*\* 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 and 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.

The property which benefits from having uPVC double glazing and gas central heating.

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.

Council tax band A. Freehold basis. EPC rating D.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Vine Street, Darlington, DL3 6HP**

**2 Bed - House - Mid Terrace**

**Price £120,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Vine Street, Darlington, DL3 6HP



## GROUND FLOOR

An entrance vestibule leads into a spacious, light and bright lounge, featuring an inset gas fire, laminate flooring and bay window. The well proportioned dining room which benefits from having an under stair storage cupboard leads to a good sized kitchen comprising of a range of wall and base units with contrasting worktops and integrated appliances, including, electric oven and gas hob. Additionally there is space for a fridge, freezer and plumbing for an automatic washing machine. A rear lobby accesses the well appointed bathroom comprising of bath with overhead shower, wash hand basin, W/C and heated towel rail.

## FIRST FLOOR

There are two generously sized double bedrooms, with the master benefitting from having a storage cupboard.

## EXTERNALLY

To the front of the property there is an easily maintained forecourt, whilst to the rear there is a small courtyard with gated access.

## ENTRANCE VESTIBULE

## LOUNGE

13'1" x 13'1" (4.00 x 3.99)

## DINING ROOM

13'1" x 8'2" (4.01 x 2.49)

## KITCHEN

5'11" x 9'4" (1.82 x 2.87)

## INNER HALLWAY

## BATHROOM/W.C

5'6" x 6'0" (1.68 x 1.83)

## FIRST FLOOR

## BEDROOM

13'1" x 13'1" (4.00 x 4.01)

## BEDROOM

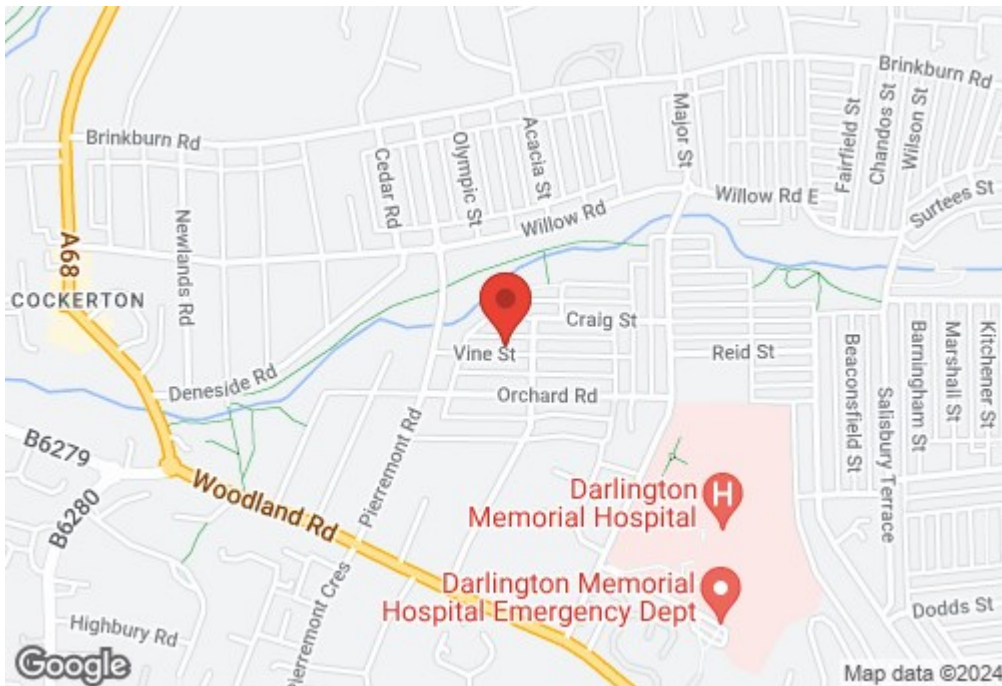
13'0" x 8'2" (3.97 x 2.51)

## REAR COURTYARD

## FRONT EXTERNAL



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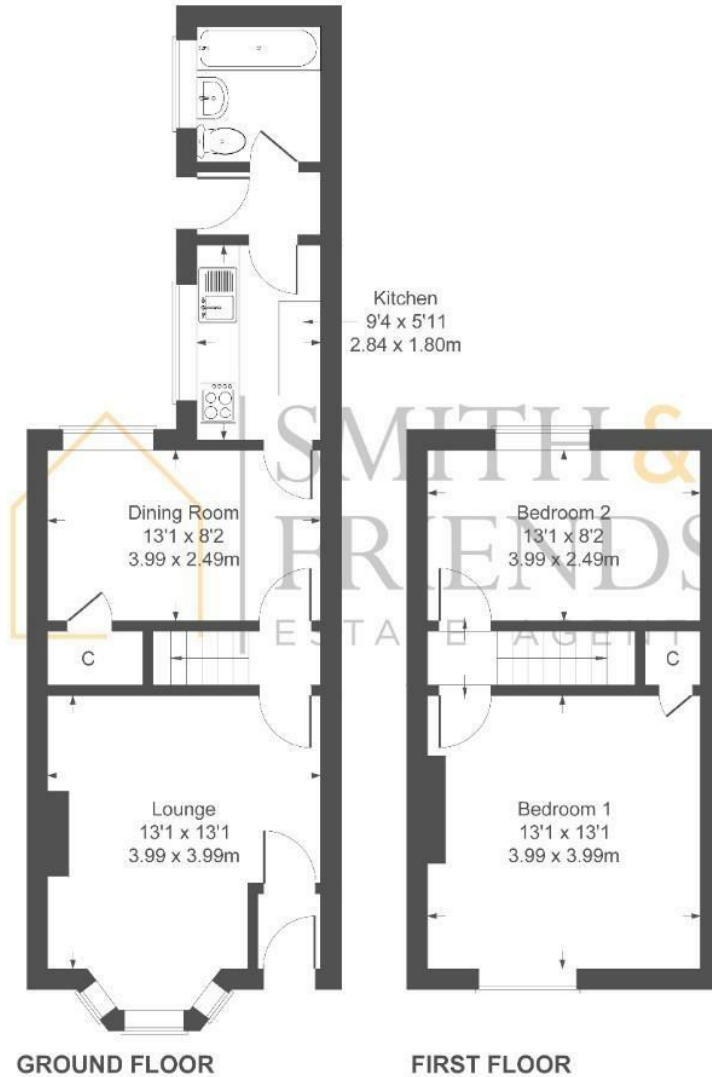


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## Vine Street

Approximate Gross Internal Area  
780 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		66	
(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	

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