



58 VANCOUVER STREET, DARLINGTON, DL3 6HF

Offers In The Region Of £79,950

Situated in the popular Denes area of Darlington, we have pleasure in offering for sale this competitively priced Two Bedroomed Mid-terraced Residence with the preferred forecourt, and available with no onward chain.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Hallway, Lounge with double glazed bay window to the front aspect and feature fireplace to the chimney breast with two alcoves, Separate Dining Room. the Kitchen has been refitted with a range of beech effect units and work surfaces,

To the first floor there is a Landing area, Two Bedrooms and a Bathroom (two bedrooms are being a particularly good size with



ENTRANCE PORCH

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BATHROOM/WC

EXTERNALLY

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	

Environmental Impact (CO ₂) Rating		
	Current	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	



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, contents and other features are approximate and no responsibility is taken for any mis-statement or omission in the particulars. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency at any time.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

