



54 VINE STREET, DARLINGTON, DL3 6HP

Offers In The Region Of £129,950

Ideally suited to first-time buyers or investors, this beautifully presented two-bedroom mid-terrace home is located in the ever-popular Denes area, just a short walk from Darlington Memorial Hospital and local amenities in both Cockerton Village and Darlington Town Centre.

The property has been recently renovated to a high standard, boasting a modern kitchen and stylish bathroom, alongside newly replaced carpets throughout enhanced with memory foam underlay for added comfort. Both the front and rear doors were upgraded in 2024, ensuring a secure and welcoming first impression.

Step inside to discover a light-filled lounge, a spacious kitchen with contemporary fittings, and two well-proportioned bedrooms. The bathroom features sleek, up-to-date fixtures and a clean finish, making the space both practical and inviting.



LOUNGE
15'1" x 13'6" (4.62m x 4.14m)

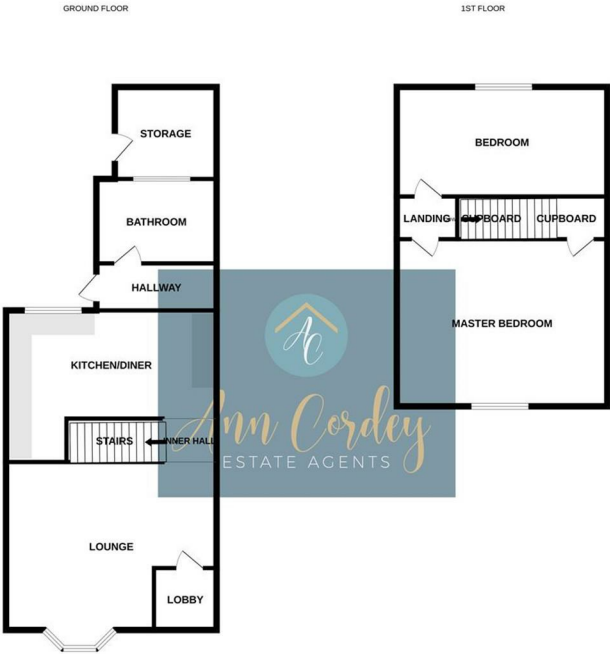
KITCHEN/DINER
12'9" x 11'6" (3.91m x 3.51m)

BEDROOM ONE
13'6" x 13'8" (4.14m x 4.17m)

BEDROOM TWO
12'11" x 8'2" (3.96m x 2.49m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 3.0.0.0

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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.

