



76 VINE STREET, DARLINGTON, DL3 6HP

Offers In The Region Of £134,950

Lots of space is on offer within this substantial TWO BEDROOMED terrace property situated in the popular Denes area of Darlington. The property is available with no onward chain. The property benefits from a double storey extension allowing for a separate dining room and kitchen extension to the ground floor and a large family bathroom with separate shower cubicle to the first floor. There are two double bedrooms and a fixed staircase which provides ease of access to the attic area which is carpeted.

The area is always popular with a host of buyers as it has local amenities, a school, Darlington's town centre and Cockerton



ENTRANCE VESTIBULE

A composite door opens into the vestibule which in turn opens into the lounge.

LOUNGE

15'7" x 13'6" (4.76 x 4.12)

A generous reception room with a walk in bay window to the front aspect there is a feature fireplace as a focal point to the chimney breast with a gas fire to cast a cosy glow. A door leads through to the staircase an to the dining room.

DINING ROOM

13'1" x 8'10" (4.01 x 2.71)

A second good sized reception room which has a window to the rear aspect and a useful understairs storage cupboard and leads through to the kitchen.

KITCHEN

13'5" x 6'5" (4.10 x 1.96)

Fitted galley style with an ample range of cabinets, complementing worksurfaces with stainless steel sink unit. There is an integrated electric oven and electric hob with stainless steel splashback. There are tiled surrounds and a tiled floor, the room has window to the side and a door to the rear.

FIRST FLOOR

LANDING

BEDROOM ONE

13'8" x 13'7" (4.17 x 4.15)

The principal bedroom is a large double bedroom with space to spare and overlooks the front aspect. There is a built in storage cupboard.

BEDROOM TWO

8'5" x 7'0" (2.58 x 2.15)

Bedroom two can also accommodate a double bed, this time it overlooks the rear aspect.

BATHROOM/WC

A sizeable room comprising a modern white suite with panelled bath and separate corner shower cubicle with mains fed shower. The room has a window to the side and is finished with ceramic tiling.

ATTIC

A fixed wooden staircase from the landing leads up to the attic area

which provides easy accessible storage and is carpeted and has light and power.

EXTERNALLY

The property boasts the desired forecourt and has a paved courtyard to the rear with a single gate providing access to the rear service lane.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for 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. Drawn with floorplans 12/25

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	

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

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