



38 VINE STREET, DARLINGTON, DL3 6HW

Offers In The Region Of £132,500

Situated in the ever popular Denes area of Darlington, this Two Bedroom Terraced property is not to be missed! Benefiting from a front forecourt. The Property is fully refurbished to the highest of standards to include; Recently Re-Fitted Kitchen, Bathroom, Central Heating System and electrics. With all of the recent upgrades this property is ideally suited to the first time buyer/investor.

Vine Street is ideally positioned for local amenities as well as close proximity to Darlington Memorial Hospital.

A brief comprise of the accommodation: Entrance Vestibule, Lounge, Kitchen,

Rear Lobby, ground floor Bathroom/ wc and two Bedrooms on the first floor. There is a forecourt garden to the front and enclosed



LOUNGE
14'0" x 10'0" (4.27m x 3.05m)

KITCHEN
13'2 x 7'2 (4.01m x 2.18m)

BATHROOM
6'8 x 6'6 (2.03m x 1.98m)

BEDROOM ONE
13'2 x 13' (4.01m x 3.96m)

BEDROOM TWO
13'2 x 7'2 (4.01m x 2.18m)



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, room 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 condition or efficiency can be given.
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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		
	57	77
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.

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.

