



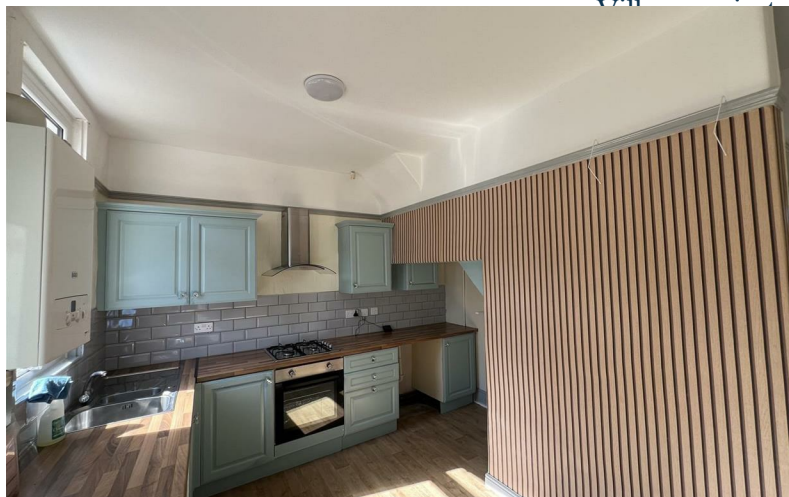
13 VINE STREET, DARLINGTON, DL3 6HW

Offers In The Region Of £99,950

This TWO BEDROOM MID TERRACE residence is available with NO ONWARD CHAIN. Situated in the ever popular Denes area of Darlington.

Comprising of; Entrance Vestibule, Lounge, Kitchen. To the first floor there are Two Bedrooms and Bathroom/wc.

The Denes is ideally positioned for local shops, amenities and schooling and both Darlington Town Centre and Cockerton



LOUNGE
13'2 x 13'2 (4.01m x 4.01m)

KITCHEN
13'02 x 11'07 (4.01m x 3.53m)

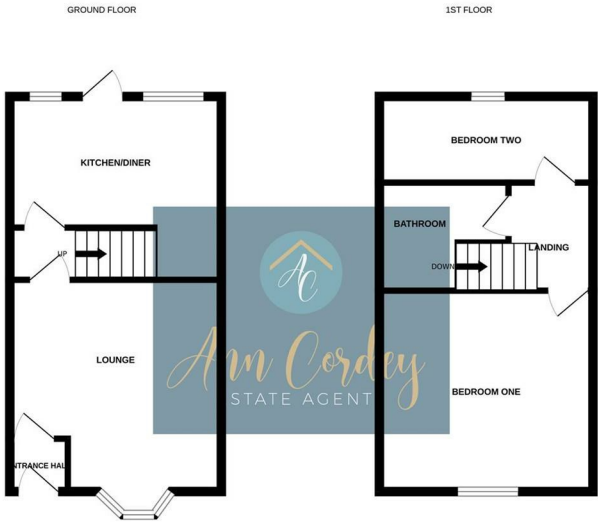
BEDROOM ONE
13'02 x 12'03 (4.01m x 3.73m)

BEDROOM TWO
13'02 x 5'4 (4.01m x 1.63m)

BATHROOM
7'11 x 5'8 (2.41m x 1.73m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	52	
(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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The vendor, agent and agent's firm make no claim to be a surveyor and no guarantee as to their accuracy or efficiency can be given.
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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.

