



Vine Street

Darlington DL3 6HW

Offers Over £115,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Vine Street

Darlington DL3 6HW



- Two Bedroom Terraced Property
- Close to Shops and Schools
- EPC Rating C

- Popular Denes Location
- Transport and Travel Links Easily Accessible

- Outdoor Space to Rear
- Council Tax Band A

In the area of Cockerton, Darlington, this delightful two-bedroom terraced house on Vine Street offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxing or entertaining guests. The two well-proportioned bedrooms provide ample space for rest and relaxation, making it an excellent choice for small families or professionals.

The house boasts a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. One of the useful features of this property is the outdoor space to the rear, which presents a wonderful opportunity for gardening, outdoor dining, or simply enjoying the fresh air.

Location is key, and this property does not disappoint. It is conveniently situated close to a variety of shops and schools, making daily errands and family life a breeze. Additionally, nearby parks offer a lovely setting for leisurely walks or outdoor activities, enhancing the overall appeal of the area.

This terraced house on Vine Street is not just a home; it is a lifestyle choice that combines the tranquillity of suburban living with easy access to local amenities. Whether you are looking to buy or rent, this property is sure to meet your needs and exceed your expectations.

Entrance Vestibule

Upvc door to front.

Lounge

13'2 x 13'1 (4.01m x 3.99m)

Upvc double glazed bay window to front, coving to ceiling, built in storage cupboard and radiator.

Dining Room

13'1 x 10'4 (3.99m x 3.15m)

Upvc double glazed window to rear, open access under stairs storage space and radiator.

Kitchen

11'2 x 6'6 (3.40m x 1.98m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink with mixer tap, electric hob and oven with extractor over, space for a washing machine and fridge freezer. Part tiled walls.

Lobby

Upvc door to side.

Downstairs Bathroom / W/C

Upvc double glazed obscure window to side, bath with shower over, wash hand basin and separate w/c.

First Floor Landing

Bedroom One

13'3 x 13'2 (4.04m x 4.01m)

Upvc double glazed window to front, storage cupboard and radiator.

Bedroom Two

9'11 x 7'2 (3.02m x 2.18m)

Upvc double glazed window to rear and radiator.

Externally

To the front there is a forecourt.

To the rear is an enclosed outdoor area with gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 850 ft² / 79 m²

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

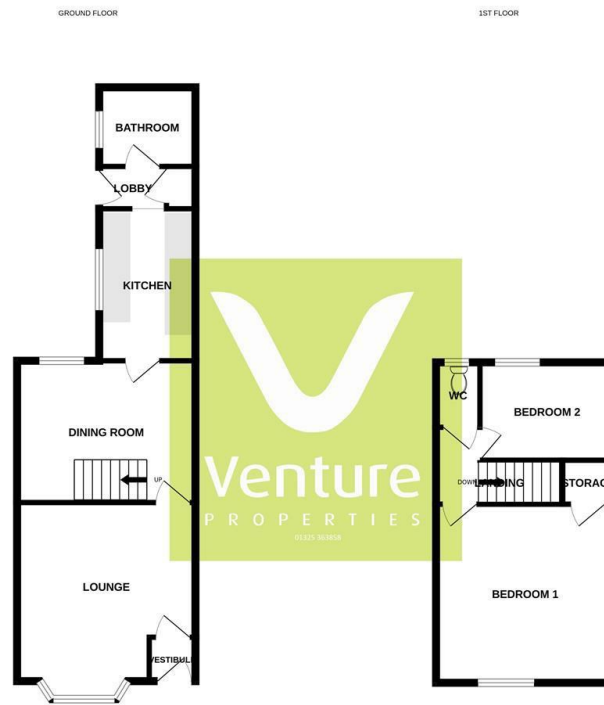
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Sky

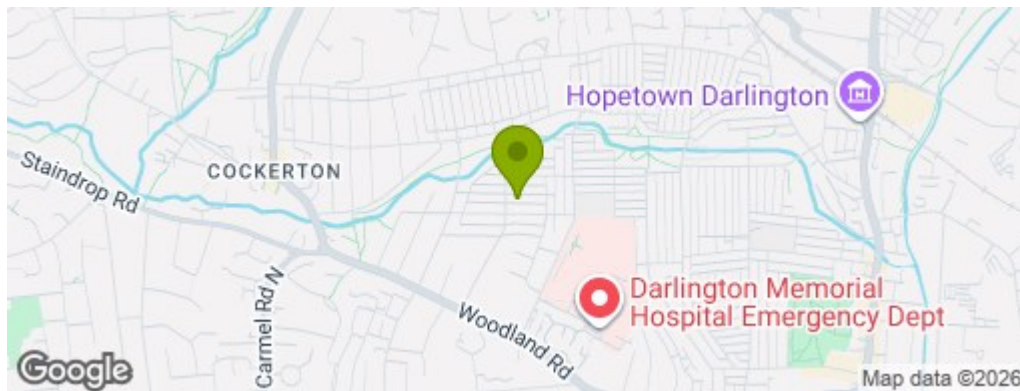
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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