



48 VINE STREET, DARLINGTON, DL3 6HW

Offers In The Region Of £89,950

Ideally positioned within the popular Denes area of Darlington, this generously proportioned two-bedroom mid-terraced property is offered with no onward chain. The property is in need of modernisation and has been priced accordingly, offering an excellent opportunity for buyers looking to put their own stamp on a home.

The accommodation briefly comprises a front forecourt, lounge, kitchen/diner and a rear wet room



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

KITCHEN
13'01 x 9'07 (3.99m x 2.92m)

BATHROOM
10'00 x 5'11 (3.05m x 1.80m)

BEDROOM ONE
13'01 x 13'00 (3.99m x 3.96m)

BEDROOM TWO
13'01 x 7'09 (3.99m x 2.36m)

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		
	63	75
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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 only and should not be used as a basis for any purchase agreement. The vendor, agent and representative make no warranty or guarantee as to their accuracy or efficiency can be given.
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