



**37 VINE STREET, DARLINGTON, DL3 6HW**

**£89,950**

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





The property boasts a desirable forecourt, a yard to the rear and having the advantage of a rear extension incorporating the Kitchen and Bathroom/wc, this allows for Two Double Bedrooms to the first floor. The property is in need of some modernization but is priced to reflect this. The Denes is ideally positioned for local shops, amenities and schooling and both Darlington Town Centre and Cockerton Village are just a walk away.

Warmed by Gas Central Heating via Combi Boiler installed in 2024 and benefitting from a 7 year guarantee. The property also benefits from UPVC Double Glazing throughout.

ENTRANCE VESTIBULE

LOUNGE

15'00 x 13'01 (4.57m x 3.99m)

Sizable lounge with double glazed window to the front aspect.

DINING ROOM

13'02 x 7'05 (4.01m x 2.26m)

Separate Dining Room with under stairs storage cupboard and double glazed window to the rear aspect.

KITCHEN

12'04 x 6'04 (3.76m x 1.93m)

Fitted with a range of wall floor and drawer units, work surfaces and double glazed window to the side aspect.

BATHROOM/WC

6'2 x 6'2 (1.88m x 1.88m)

Fitted with a white suite comprising safety panel bath, w/c and handbasin. There is an overhead shower above the bath and double glazed window to the side aspect.

FIRST FLOOR

BEDROOM ONE

13'02 x 13'01 (4.01m x 3.99m)

Extremely spacious double bedroom with built in storage cupboard and double glazed window to the front aspect.

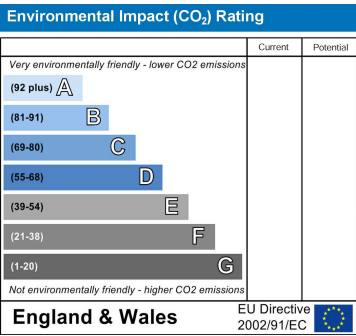
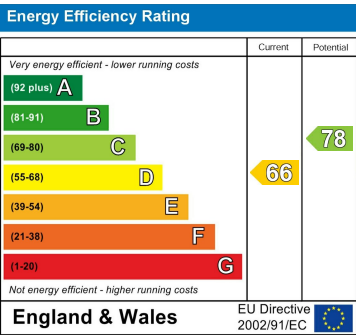
BEDROOM TWO

13'02 x 7'02 (4.01m x 2.18m)

A second double bedroom with double glazed window to the rear aspect.

EXTERNALLY

Externally to the front there is an enclosed forecourt, while the rear benefits from a yard with AstroTurf and a rear gate allowing access into the rear service lane.



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.

