

Vane Terrace, Darlington, DL3 7RB  
Offers in the region of £125,000



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## Offers in the region of £125,000

### Council Tax Band: A

Large Two bedroom 'First floor' apartment, nestled in the desirable West End of Darlington, Vane Terrace presents a remarkable opportunity to acquire a large Victorian townhouse apartment making it an ideal choice for families or investors alike.

Inviting apartment hallway, light and airy open plan lounge/diner/kitchen, perfect to entertain family and friends. Beautifully presented throughout with quality flooring and modern decor. Beautifully appointed kitchen providing a range of units with oak work surfaces incorporating integrated electric ceramic hob, single oven and fridge/freezer. Two double bedrooms, the principal bedroom with an ensuite shower room, complimented by a family bathroom with modern white suite. A cupboard in the principal bedroom also houses the Baxi 'Combi' boiler.

Gas central heating & and wooden single glazed sash style windows.

Situated within walking distance of highly regarded schools and the vibrant town centre, this location is perfect for those seeking convenience and community. The West End is known for its charming atmosphere and accessibility, making it a sought-after area for families and professionals.

Whether you are looking for a lucrative investment opportunity or a spacious apartment, this property offers versatility and charm in abundance. With its prime location and generous living space, Vane Terrace is a rare find in the heart of Darlington.

Please note:  
Council tax Band: A.  
Tenure - Freehold  
EPC rating: C  
Total sq ft to be considered guide only.

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Disclaimer:  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

### Principal Elevation

### Entrance vestibule

Communal entrance lobby with access to Apartment one, and stairs to first floor.

### Lounge/diner/kitchen

19'7" x 15'9" (5.97 x 4.82)

### Second bedroom

15'8" x 12'7" (4.79 x 3.84)

### Family bathroom

6'8" x 7'3" (2.05 x 2.21)

### Principal bedroom

13'1" x 10'5" (4.00 x 3.20)

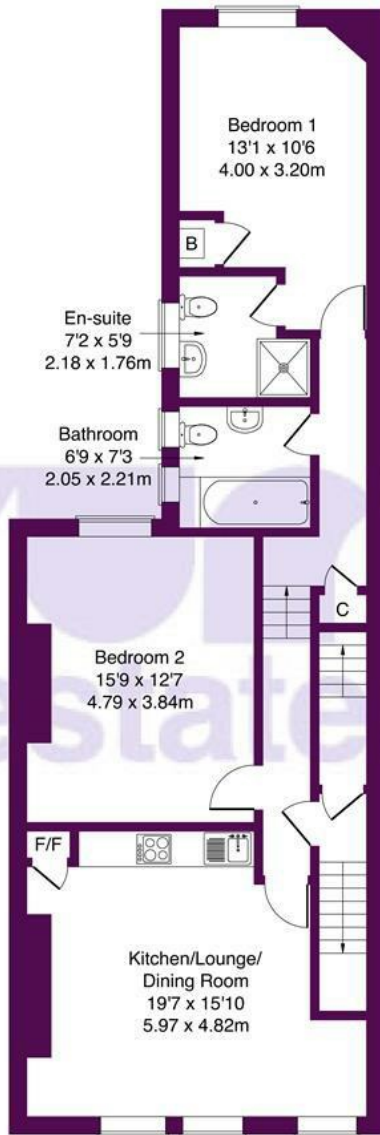
### Ensuite shower room

7'1" x 5'9" (2.18 x 1.76)



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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



First Floor

Not to Scale. Produced by The Plan Portal 2025  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 84        |
| (69-80) C                                   |  | 73                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |