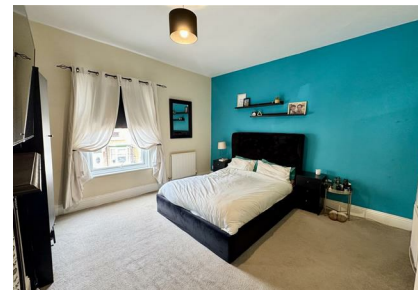


Vine Street, Darlington, DL3 6HP  
Offers in the region of £110,000

**estates<sup>4</sup>**  
'The Art of Property'



Vine Street, Darlington, DL3 6HP  
Offers in the region of £110,000  
Council Tax Band: A

Located on this popular street, this delightful property presents an ideal opportunity for first-time buyers or as an investment opportunity, benefitting from UPVC double glazing and gas central heating. A great feature is the large principal bedroom which provides ample space, while the first-floor bathroom adds to the convenience of daily living.

The accommodation is light and airy, creating a welcoming atmosphere that feels both spacious and cosy. The location is especially advantageous, residents will find themselves within walking distance of the Memorial Hospital, ensuring easy access to essential services. Additionally, the vibrant town centre is just a short stroll away, offering a variety of shops, cafes, and amenities to enjoy.

Whether you are looking to settle down or seeking a promising investment, this home on Vine Street is a fantastic choice that combines comfort, convenience, and potential.

In brief the accommodation consists of:

Ground floor

Entrance vestibule, lounge with bay window flooding room with natural light, spacious dining kitchen to the rear.

First floor

Landing, opening to a large principal bedroom, good size single second bedroom, and bathroom with white suite.

Externally

Pleasant forecourt to front and enclosed yard to rear

with useful outside stores.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft to be considered guide only.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

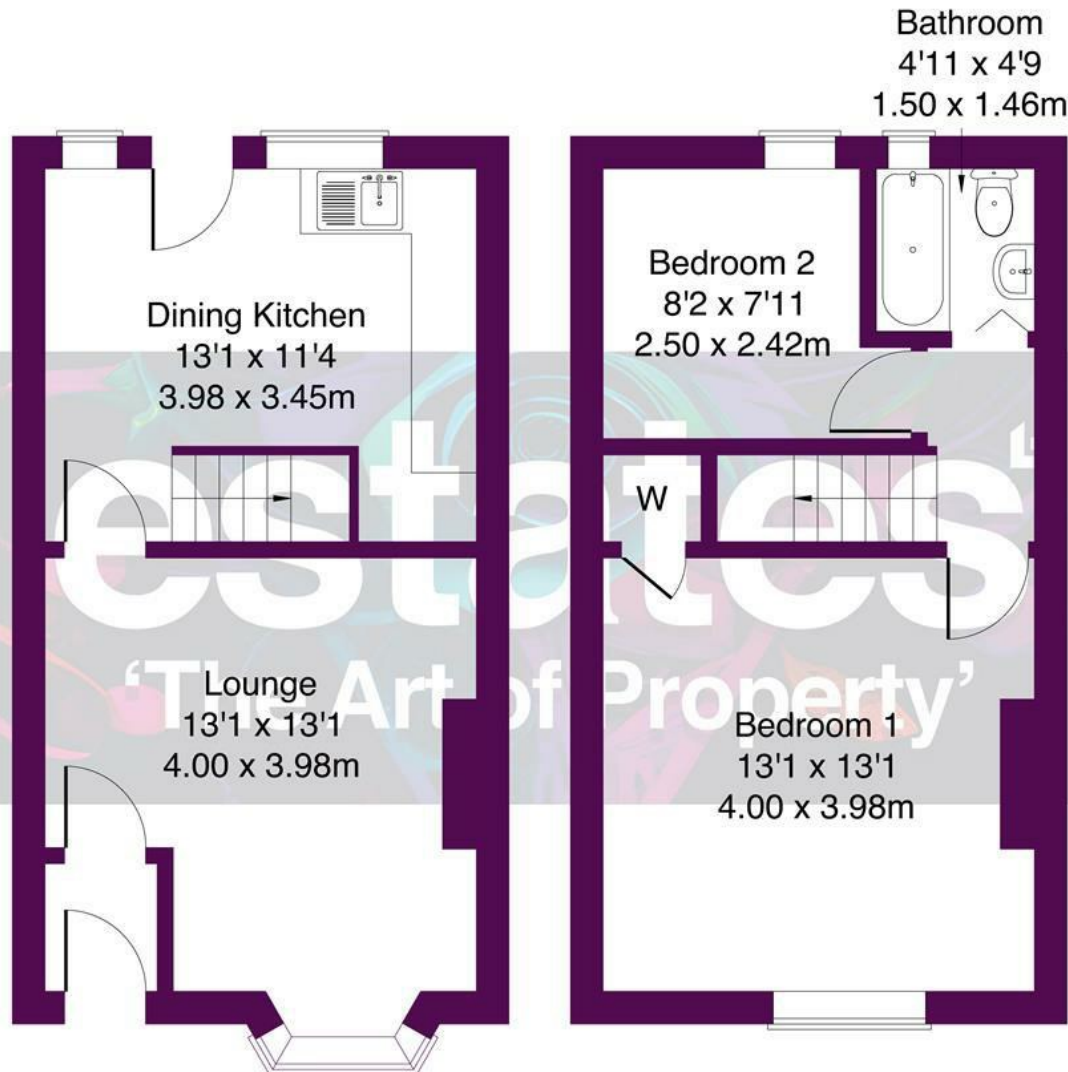
Disclaimer:

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.



# Vine Street, Darlington, DL3 6HP

Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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