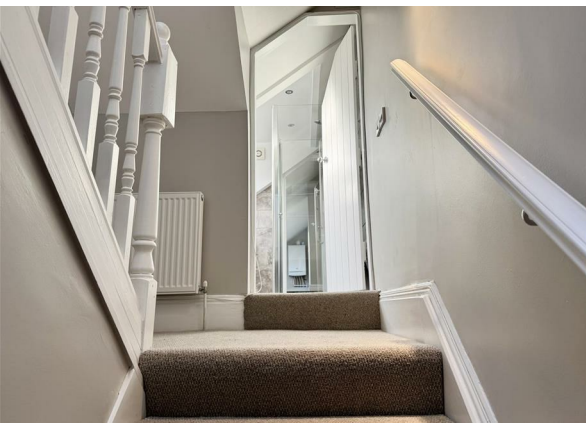


Vane Terrace, Darlington, DL3 7RB  
Offers in the region of £84,995

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



# Vane Terrace, Darlington, DL3 7RB

## Offers in the region of £84,995

### Council Tax Band: A

Beautifully appointment 'Second floor' apartment nestled in the desirable West End of Darlington, Vane Terrace presents a remarkable opportunity to acquire this One bedroom apartment making it an ideal choice for professionals or investors alike.

Spacious one bedroom top floor apartment which has just undergone an extensive refurbishment, including new flooring, newly fitted kitchen and decoration throughout. The landing leads to an open plan lounge/diner kitchen great to maximise on family time. A quality kitchen has been installed providing an excellent range of units and integrated electric ceramic hob, single oven, fridge/freezer.

Double bedroom and shower room leading to a large storage area which also houses the 'Baxi' Combi boiler.

Gas central heating and wooden single glazed sash style windows, plus two double glazed Velux 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 great find in the heart of Darlington.

Contact Estates today for a viewing as we anticipate demand to be high.

Please note:  
Council tax Band: A.  
Tenure - Leasehold  
EPC Rating: D.  
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.

### Principal Elevation

#### Entrance vestibule

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

#### Lounge/dining/kitchen

19'7" x 12'6" (5.97 x 3.83)

#### Main bedroom

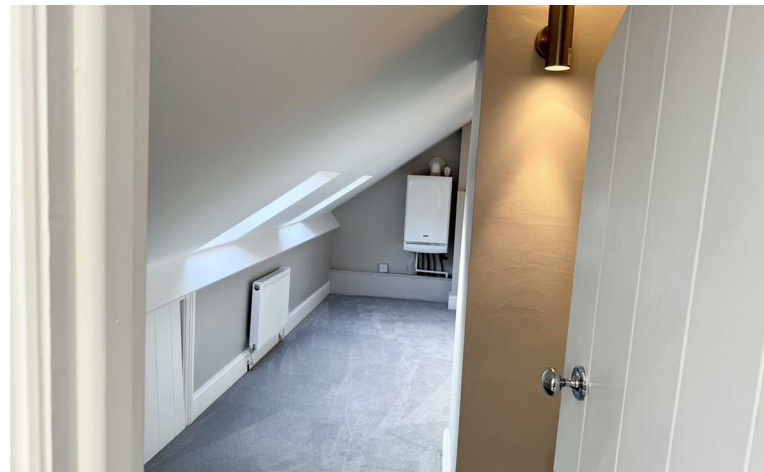
12'7" x 11'10" (3.85 x 3.62)

#### Shower room

8'10" x 5'1" (2.71 x 1.55)

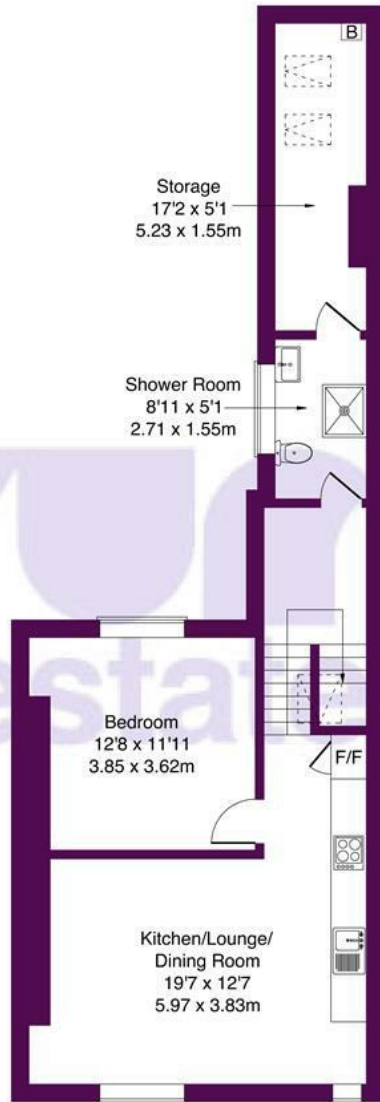
#### Storage room

17'1" x 5'1" (5.23 x 1.55)



# Vane Terrace, Darlington, DL3 7RB

Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Second Floor

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



# estates<sup>4</sup>

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	