



Salisbury Terrace

Darlington DL3 6NU

Offers Over £125,000





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Salisbury Terrace

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- Three Bedroom Terrace
- Yard to Rear
- EPC Rating D

- Popular Denes Area of Darlington
- Brilliant Travel and Transport Links Closeby

- Central to Schools, Shops and Facilities
- Council Tax Band A

Welcome to this three-bedroom terraced house located on Salisbury Terrace in the desirable Denes area of Darlington. This property offers a perfect blend of comfort and space, making it an ideal home for families or professionals alike.

As you enter, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The generous room sizes throughout the house create a warm and welcoming atmosphere, allowing for versatile use of each area. The well-proportioned bedrooms offer a peaceful retreat, ensuring a restful night's sleep.

The property features a well-appointed bathroom, catering to all your daily needs. Additionally, the rear yard presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, barbecues, or simply unwinding in the fresh air.

Situated in the sought-after Denes area, this home benefits from a friendly community and convenient access to local amenities, schools, and transport links. This terraced house is not just a property; it is a place where memories can be made.

Do not miss the chance to view this delightful home that combines space, comfort, and a fantastic location. It is ready to welcome its new owners.

Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

Lounge

13'11 x 13'04 (4.24m x 4.06m)

Upvc double glazed bay window to front, deep coving to ceiling and radiator.

Dining Room

11'09 x 11'05 (3.58m x 3.48m)

Upvc double glazed window to rear, deep coving to ceiling and radiator.

Kitchen

17'00 x 8'00 (5.18m x 2.44m)

Upvc double glazed window, fitted with wall, base and drawer units, stainless steel

sink with mixer tap, four ring gas hob with extractor over and oven. Space for a washing machine. Concealed, two year old boiler and, under stairs storage, vinyl flooring and radiator.

First Floor Landing

Bedroom One

15'10 x 8'04 (4.83m x 2.54m)

Upvc double glazed window to front and radiator.

Bedroom Two

11'07 x 11'08 (3.53m x 3.56m)

Upvc double glazed window to rear and radiator.

Bedroom Three

10'05 x 11'08 (3.18m x 3.56m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure windows to side and rear, panelled bath, shower cubicle, wash hand basin and low level w.c. Small storage facility, heated towel rail and vinyl flooring.

Externally

To the rear there is an enclosed yard with gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 1,033 ft² / 96 m²

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

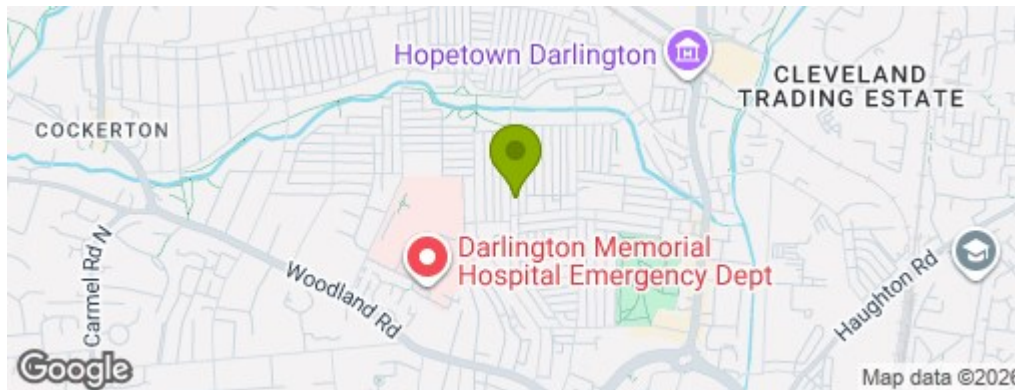
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Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken, dimensions, layout and any other details are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The various, separate and approximate areas have not been verified and no guarantee as to their quantity or efficiency can be given.
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