



## Salutation Road

Darlington DL3 8JP

Offers Over £299,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Salutation Road

Darlington DL3 8JP



- Three Bedroom Semi-Detached Property
- Immaculately Presented Throughout
- Council Tax Band C

- Sought After West End Location of Darlington
- Off Street Parking
- EPC Rating tbc

- Modern Fixtures and Fittings
- Rear Garage
- Viewing Recommended

On Salutation Road in Darlington, this immaculate three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-appointed kitchen features modern fixtures and fittings, ensuring a stylish and functional cooking environment with an open aspect dining room. The three bedrooms are generously sized, offering comfortable living spaces for all family members. The bathroom is tastefully designed, catering to both practicality and comfort.

One of the standout features of this property is the off-street parking, accommodating up to two vehicles, which is a rare find in this area. Additionally, a garage at the rear of the property provides extra storage or potential or a secure parking option.

This home is not only well-maintained but also benefits from a prime location, making it an ideal choice for those seeking a blend of convenience and comfort. With its inviting atmosphere, this semi-detached house is ready to welcome its new owners. There are schools and shops within close proximity and easy access to travel and transport routes. Don't miss the chance to make this delightful property your new home.

## Entrance Hall

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

## Lounge

20' x 13'6" (6.10m x 4.11m)

Upvc double glazed window to front, coving to ceiling, gas fire in fireplace surround, Double glazed doors to breakfast room and double glazed doors to sitting room. Radiator.

## Sitting Room

11'5" x 11'3" (3.48m x 3.43m)

Upvc double glazed bow window to front and radiator. Double glazed doors to Lounge and radiator.

## Dining Room

12'1" x 10'2" (3.68m x 3.10m)

Velux window and French doors to rear with two radiators. Open access to Kitchen.

## Kitchen

10'6" x 7'4" (3.20m x 2.24m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Integrated fridge and space for a washing machine. Part tiled walls and spotlights to ceiling with open aspect to dining room.

## First Floor Landing

Upvc double glazed window to side and access to loft.

## Bedroom One

10'8" x 10' (3.25m x 3.05m)

Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors and radiator.

## Bedroom Two

11'4" x 11'3" (3.45m x 3.43m)

Upvc double glazed bow window to front and radiator.

## Bedroom Three

12'7" x 7'11" (3.84m x 2.41m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to rear, freestanding bath with central mixer taps, walk in shower cubicle, wash hand basin, low level, back to wall w.c into alcove with storage cupboard. Part tiled walls, spotlights to ceiling and heated towel rail.

## Externally

To the front there is a block paved driveway providing off street parking for two vehicles and gated access to the rear garden.

To the rear is mainly laid to lawn with patio area, a single detached garage with power and light along with a shed.

## Tenure

Freehold.

## Property Details

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,217

Conservation Area

Nb

Flood Risk

Very low

Floor Area

1,313 ft<sup>2</sup> / 122 m<sup>2</sup>

Plot size

0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

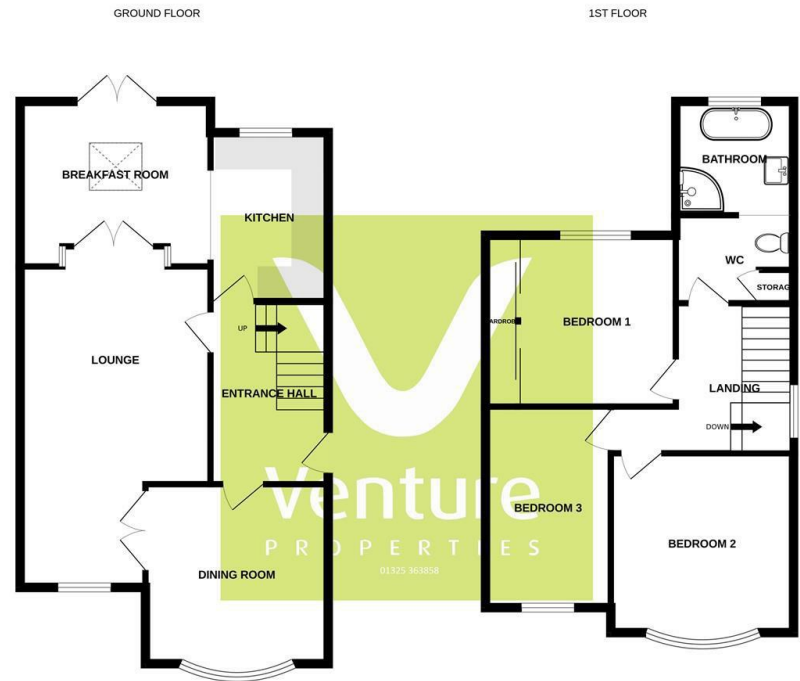
BT

Sky

Virgin

## 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2026.



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)