



Salutation Road

Darlington DL3 8JP

Offers In The Region Of £320,000





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.



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Salutation Road

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- Three Bedroom Semi-Detached Property
- Off Street Parking & Detached Garage
- Council Tax Band C

- Sought After West End Area of Darlington
- Close to Well Regarded Schools and Colleges
- EPC Rating D

- Gardens to Front and Rear
- Darlington Memorial Hospital Within Close Proximity
- Stunning Extended Kitchen

Nestled in the sought-after West End of Darlington, this charming three-bedroom semi-detached house on Salutation Road has been thoughtfully enhanced and cherished by its current owners. The property boasts a spacious and modern layout, ideal for family living, with an inviting open-plan living and dining area that exudes warmth and light.

Upon entering, you are greeted by a generous lounge that seamlessly flows into a well-designed kitchen and dining space, perfect for entertaining or enjoying family meals. The kitchen is equipped with a comprehensive range of cabinets and integrated appliances, ensuring both functionality and style. A separate sitting room, featuring a delightful bay window, provides an additional space for relaxation or quiet contemplation.

The ground floor also benefits from a conveniently re-fitted WC, adding to the practicality of the home. The double French doors from the kitchen lead out to a lovely patio area, creating a seamless transition between indoor and outdoor living.

Externally, the property is equally impressive. The front garden offers off-street parking and is bordered by a charming brick wall, while the expansive rear garden is predominantly laid to lawn, providing a perfect space for children to play or for hosting summer gatherings. This garden is particularly private, as it is not overlooked from the rear, and features a detached garage for additional storage or workshop space. A second patio area at the bottom of the garden invites you to enjoy the outdoors in comfort.

This delightful home combines modern living with a touch of traditional charm, making it an ideal choice for families seeking a welcoming and well-appointed residence in a desirable location.

Entrance Hall

Composite door to front, staircase to first floor landing with storage under, Kamdean flooring and radiator.

Ground Floor Cloaks

With low level w/c and wash hand basin.

Reception Room Two

13'-8 x 11'02 (3.96m x 3.40m)

Upvc double glazed bay window to front, Recess fireplace into chimney breast and radiator.

Reception Room One

23'05 x 11'09 (7.14m x 3.58m)

Upvc double glazed window to front, fireplace with electric fire and radiator.

Kitchen / Diner

17'09 x 13'08 (5.41m x 4.17m)

Upvc double glazed window and double doors to rear with additional window to side. Cream wall, base and drawer units, stainless steel sink with mixer tap, hob with integrated Bosch double oven and deep pan drawers. Integrated dishwasher and fridge freezer, laminate flooring.

First Floor Landing

Bedroom One

12'0 x 11'08 (3.66m x 3.56m)

Upvc double glazed window to rear and radiator.

Bedroom Two

11'03 x 11'02 (3.43m x 3.40m)

Upvc double glazed window to front and radiator.

Bedroom Three

13'01 x 7'10 (3.99m x 2.39m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, w/c and wash hand basin. Tiled floor.

Externally

Tenure

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,217

Conservation Area No

Flood Risk Very low

Floor Area 1,248 ft 2 / 116 m 2

Plot size 0.10 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

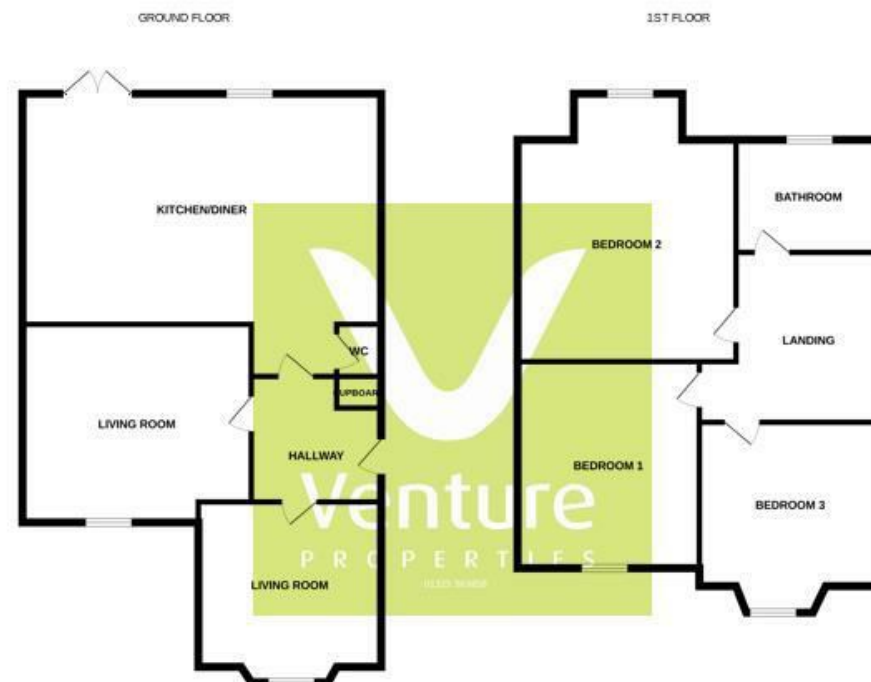
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Sky

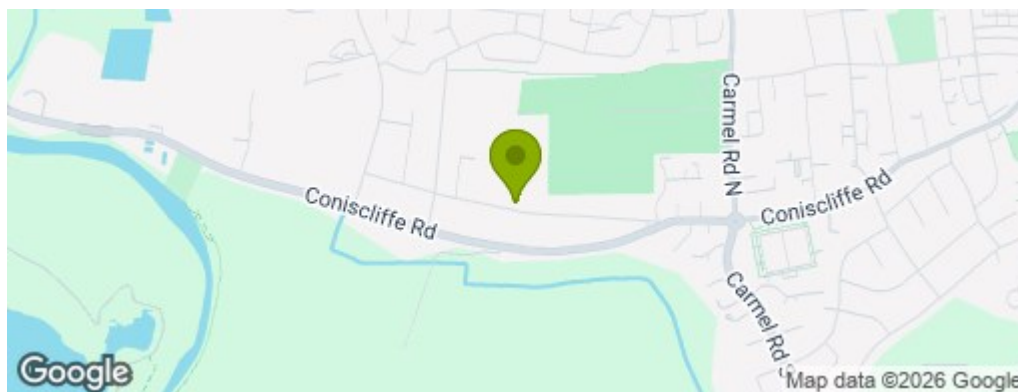
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Note

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
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Property Information

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