

Salutation Road

Darlington DL3 8JN

Offers Over £270,000

Venture PROPERTIES









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Salutation Road

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- Three Bedroom Semi-Detached Property
- Generous Rear Garden
- Attic/Storage Room
- Located in the Sought After West End of Darlington
- Close to All Amenities
- Council Tax Band C
- Off Street Parking and Garage
- Not Far from the Town Centre and Cockerton Village
- EPC Rating D

In the desirable West End of Darlington, this three-bedroom semi-detached house on Salutation Road offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The garden room adds a unique touch, providing a versatile space that can be used as a home office, playroom, or a peaceful retreat.

One of the standout features is the extensive garden to the rear, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting.
For those with vehicles, the generous driveway to the front of the property provides off-street parking for multiple vehicles comfortably, along with a garage to the rear, ensuring convenience and security for all.

This semi-detached house is situated in a sought-after location, close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this property is not to be missed.

Entrance Hall
Upvc door to front, staircase to first floor landing with storage under, cupboard housing boiler, radiator.

Lounge
14'6" x 11'6"
Upvc double glazed bow window to front with stained glass detail. Coving to ceiling, feature fireplace with fully functioning fire and radiator with open access to the dining room.

Dining Room
21'11" x 10'7"
Feature fireplace in surround, open aspect to garden room and radiator.

Garden Room
Double doors to rear and recessed roof light window.

Kitchen
18'2" x 6'10"
Two upvc double glazed windows to side, one to the rear and a recessed rooflight to ceiling. Fitted wall, base and drawer units with integrated ceramic hob and oven. Belfast sink with mixer tap and space for an American fridge freezer and washing machine. Part tiled walls and radiator.

First Floor Landing
Access to attic storage room.

Attic/Storage Room
Velux window to the rear, laminate flooring, power and light, with storage into eaves.

Bedroom One
14'6" x 9'6"
Upvc double glazed bow window to front with stained glass detail, built in overhead cupboards and radiator with access to bedroom three. (previously utilised as a dressing room).

Bedroom Two
12'11" x 10'7"
Upvc double glazed window to rear and radiator.

Bedroom Three
7'10" x 6'10"
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath and wash hand basin in vanity. Tiled walls and radiator.

Separate W.C
Upvc double glazed obscure window to side, low level w.c- eco loo which has integrated wash hand basin (sink waste water tops up w.c water supply) and radiator. Part tiled walls.

Externally
To the front there is a pebbled area providing off street parking for multiple vehicles and gated access to the garage and rear garden.
To the rear, the extensive garden is mainly laid to lawn with paved patio area, access to the garage, shed and summer house.

Tenure
Freehold

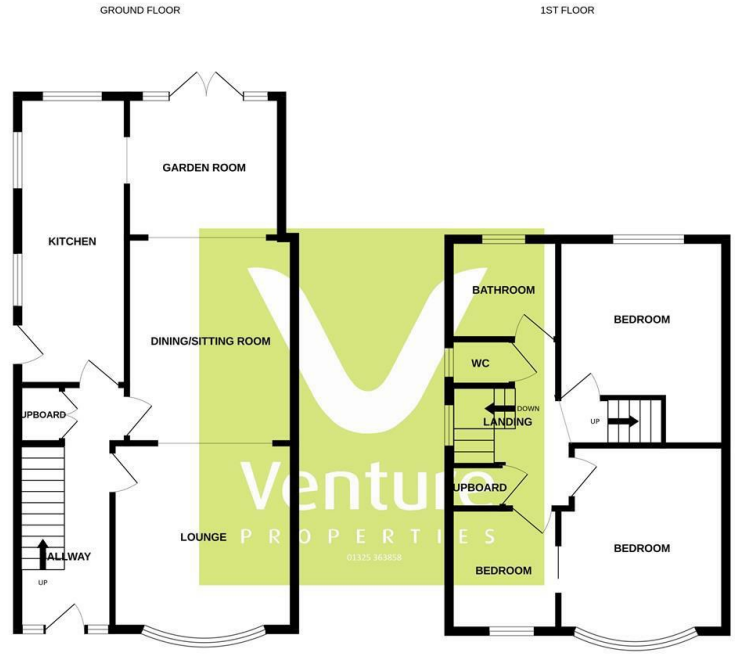
Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area: No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.10 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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Property Information

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