



*Ann Cordey*  
ESTATE AGENTS

**29 Salutation Road, Darlington, DL3 8JN**  
**Offers In The Region Of £289,950**



## 29 Salutation Road, Darlington, DL3 8JN

Situated in a prime West End location within Darlington we have great pleasure in offering for sale an extended, mature THREE DOUBLE BEDROOMED semi-detached residence. The property is immaculately presented with light and airy accommodation throughout. From entering the property the attractive tiled floor is appealing and the feeling of space is immediately evident.

The ground floor accommodation is particularly generous with a separate lounge with walk in bay window to the front aspect, the original dining room is now a second sitting room with a log burning stove at it's heart to cast a cosy glow. This room is open plan to the extended area which allows for a family sized dining table and leads round to the re-fitted kitchen.

To the first floor there are three double bedrooms, a modern upgraded bathroom/WC with separate shower cubicle. There is also an additional and convenient separate WC. The attic space is boarded with velux window and electrics and has access via a pull down ladder. Externally the property sits in gardens to the front and rear. The front garden is block paved with a graveled display enclosed by a brick wall and providing off street parking for two vehicles. Double timber gates to the side lead through to the rear garden. There a single garage which measures (4.78m and 2.41m) has an up and over door, light and power. The rear garden has been landscaped with a paved patio seating area which has steps down to the lawn, a graveled pathway leads down to a further graveled seating area and timber workshop. The garden is quite private and attracts a great deal of sunshine and has a convenient water tap and outside electrics.

The property is warmed by gas central heating (with the boiler being installed in May 2021 and having the remains of a 10 year guarantee in place) and is fully double glazed. Immaculately presented and in ready to move into order. The location is ideal for access to the town centre, A1M and A66. A number of well regarded schools are within walking distance as are a parade of shops at Mowden including a post office and CO-OP there is also a pub/restaurant.

TENURE: Freehold

COUNCIL TAX: C

### RECEPTION HALLWAY

A glazed UPVC entrance door opens into the reception hallway which is most welcoming and has an attractive tiled floor and staircase to the first floor. There is access to the lounge, sitting room and kitchen and an understairs storage cupboard which houses the boiler.

### LOUNGE

**14'0" x 12'2" (4.29 x 3.71)**

The first of two reception rooms the lounge is a good sized space and has the advantage of a walk in bay window to the front aspect. There is a wooden floor and an inset to the chimney breast with marble hearth and an electric stove.

### SITTING ROOM

**13'6" x 10'11" (4.12 x 3.34)**

The second sitting room is open plan to a dining area which in turn leads through to the kitchen and allows for a great open plan social and family space. The sitting room area is generous and has a log burning stove at it's heart to cast a cosy glow.

### DINING AREA

**9'9" x 8'0" (2.98 x 2.46)**

Easily accommodating a large family dining table and having French doors opening onto the rear patio. The dining area is also open plan to the kitchen.

### KITCHEN

**18'4" x 6'9" (5.59 x 2.07)**

The kitchen has been refitted with a well planned and ample range of wall, floor and drawer cabinets with complementing white textured effect worksurfaces with textured sink. The integrated appliances include an electric oven and hob and there is plumbing for an automatic washing machine and dishwasher. The room has a window to the side and rear and a door leading from the side to the garden.





