



Ann Cordey
ESTATE AGENTS

74 Salutation Road, Darlington, DL3 8JW
Asking Price £295,000



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Having been vastly improved and finished to a very high standard., this THREE BEDROOM SEMI DETACHED property is situated within a desirable West End location, available with NO ONWARD CHAIN and offers spacious and modern family accommodation with open plan living and dining space.

The accommodation is light and bright, with clean lines and full re-plastering and decorating. Benefitting from a large Lounge/Dining Space flowing into the Kitchen/Diner extension. The Kitchen/Diner is situated to the rear and has double French doors leading out onto the porcelain patio area. There is also a useful re-fitted Ground Floor WC just off the Hallway.

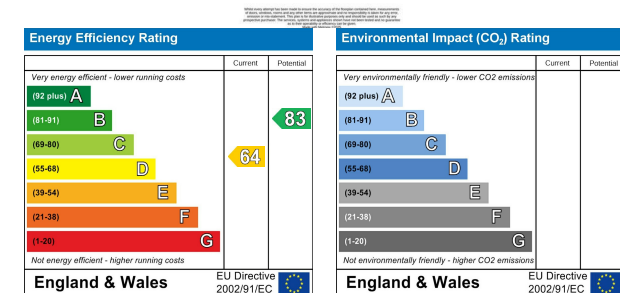
The kitchen has been well planned and fitted with an ample range of matte effect cabinets with a host of integrated appliances.

Externally, the property has gardens to the front and rear. The front offers off-street parking and is enclosed by a small brick wall. The rear garden is an extremely good size and mainly laid to lawn, enclosed by a brick wall to the rear and new fencing either side. The garden has the advantage of not being looked over at the rear and has a detached Garage. There is a new porcelain patio area just out of the French doors, with a second patio area at the bottom of the garden.

Salutation Road offers easy access to the well regarded schools of the area and is close to Darlington's town centre. There are regular bus services and local shops close by, along with excellent transport links to the A1M and A66 and towards Barnard Castle to the A68.

The property is warmed by gas central heating and is fully double glazed. Viewing is highly encouraged for those wanting a turn key property.





YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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