



139 SALUTATION ROAD, DARLINGTON, DL3 8JS

£270,000

We have pleasure in offering for sale this three bedroomed semi-detached residence, situated in Darlington's highly sought-after West End.

The property boasts great character and offers well-proportioned accommodation throughout, including two reception rooms providing flexible living space for a growing family. To the first floor, all bedrooms are well sized, comprising two spacious double bedrooms and a sizeable third single bedroom.

Externally, the property benefits from gardens to both the front and rear, along with a garage and block paved driveway, providing convenient off-street parking.

The current owners have undertaken extensive renovation and improvement works, meaning many of the major upgrades have already been completed. These include a full electrical re-wire (March 2026), new boiler with replacement pipework (November 2024), lead pipework replacement, new kitchen and bathroom (June 2025), garage roof replacement (January 2025), front door replacement (January 2025), and new laminate flooring and carpets installed throughout (January 2026).



RECEPTION HALLWAY

DINING ROOM
15'10 x 11'06 (4.83m x 3.51m)

LOUNGE
16'00 x 15'04 (4.88m x 4.67m)

KITCHEN
11'06 x 9'8 (3.51m x 2.95m)

FIRST FLOOR LANDING

BEDROOM ONE
16'00 x 11'07 (4.88m x 3.53m)

BEDROOM TWO
15'11 x 10'06 (4.85m x 3.20m)

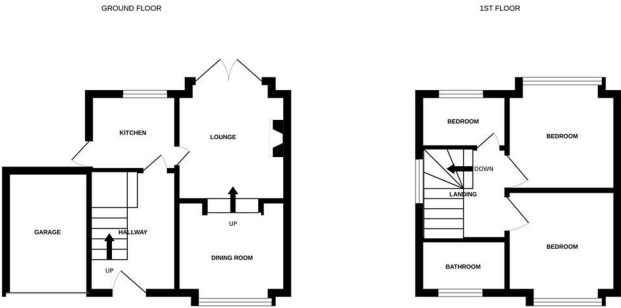
BEDROOM THREE
9'9 x 8'2 (2.97m x 2.49m)

BATHROOM/WC

EXTERNALLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is made with respect to them.

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.

