

**\*\* OPEN TO OFFERS \*\***

**\*\* GENEROUS REAR GARDEN \*\*\* VIEWINGS STRONGLY RECOMMENDED \*\***  
**\*\* IDEAL FAMILY HOME \*\***

Located in the popular Harrowgate Hill area of Darlington, this larger than average three bedroom semi detached property which, in our opinion will appeal to a variety of buyers. The driveway to the front allows off-street parking, fantastic rear garden which has a nice degree of privacy and gas central heating, boiler refitted 2020. The home has been improved by the present owner enjoying modern external windows and doors, refurbished kitchen and generous bathroom with both a bath and separate shower. The garage has been converted to allow an additional, versatile room to the ground floor (please note no building regulation certificate for conversion).

Salters Lane North lies within walking distance of the Asda supermarket, local doctors and pharmacy. There are also convenient transport links to the A1(M) and A66.

Please Note: Council tax band B. Freehold basis. EPC Band C  
 Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

**Salters Lane North, Darlington, DL1 3DT**  
**3 Bed - House - Semi-Detached**  
**£169,995**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**



# Salters Lane North, Darlington, DL1 3DT



## GROUND FLOOR

Light and airy hallway giving an excellent first impression with open spindle balustrade leading to the first floor. Original garage now converted to a ground floor room, perfect for a family or those working from home. Excellent size reception rooms both lounge and dining room perfect to maximise on family time. Dining room to the front with a bay window flooding the room with light and separate lounge enjoying views over the garden. Well appointed kitchen providing a good range of modern units with laminate work surfaces, incorporate a sink unit with spring neck mixer tap, range cooker with extractor hood and pleasant archway leading to an extended kitchen area featuring a breakfast bar and further units.



## FIRST FLOOR

Landing with hatch allowing loft access and window to the side elevation allowing natural light. Generous family bathroom with bath, pedestal wash hand basin, w.c. and walk in shower. Three good size bedrooms, two doubles and a single, the master to the rear with a built-in wardrobe, the second bedroom to the front with a bay window.



## EXTERNALLY

Gardens to front and rear with a driveway also to the front. Good size mature rear garden which is a great place to relax and unwind during those warmer months.

## HALLWAY

### LOUNGE

11'10" x 12'2" (3.63m x 3.73m)

### DINING ROOM

13'1" x 10'6" (4.01m x 3.21m)

### KITCHEN

16'11" x 8'5" to 7'11" (5.17m x 2.59m to 2.43m)

### RECEPTION ROOM

7'1" x 14'10" (2.16m x 4.53m)

## FIRST FLOOR LANDING

### BEDROOM

11'11" x 11'9" (3.65m x 3.60m)

### BEDROOM

11'11" x 10'7" (3.65m x 3.24m)

### BEDROOM

8'7" x 7'4" (2.64m x 2.26m)

### FAMILY BATHROOM/W.C.

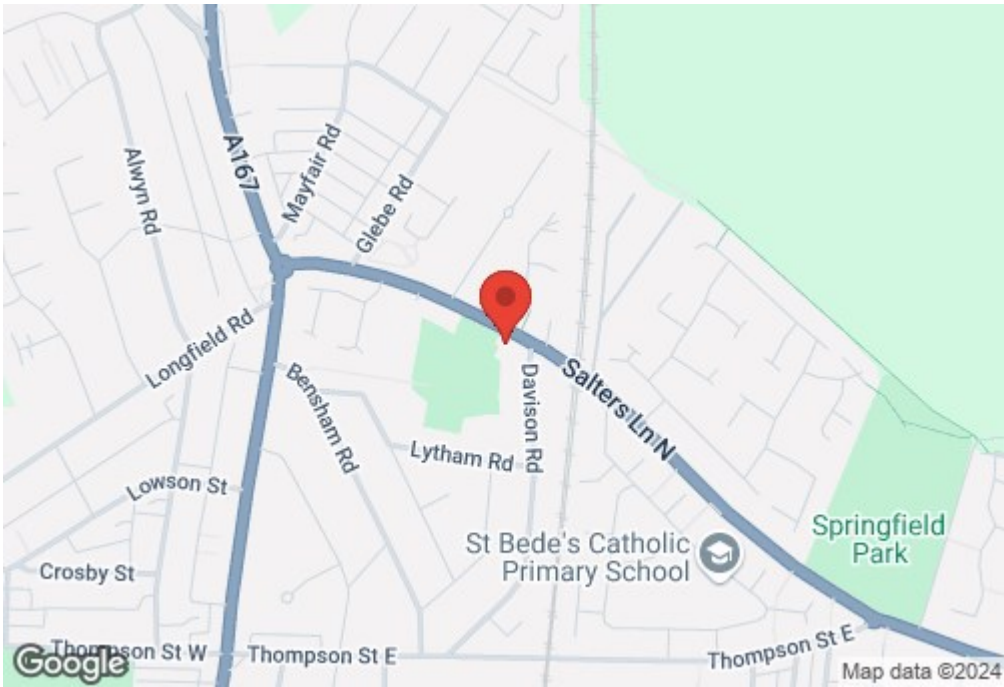
8'8" x 8'7" (2.66m x 2.62m)

## FRONT EXTERNAL

## REAR GARDEN



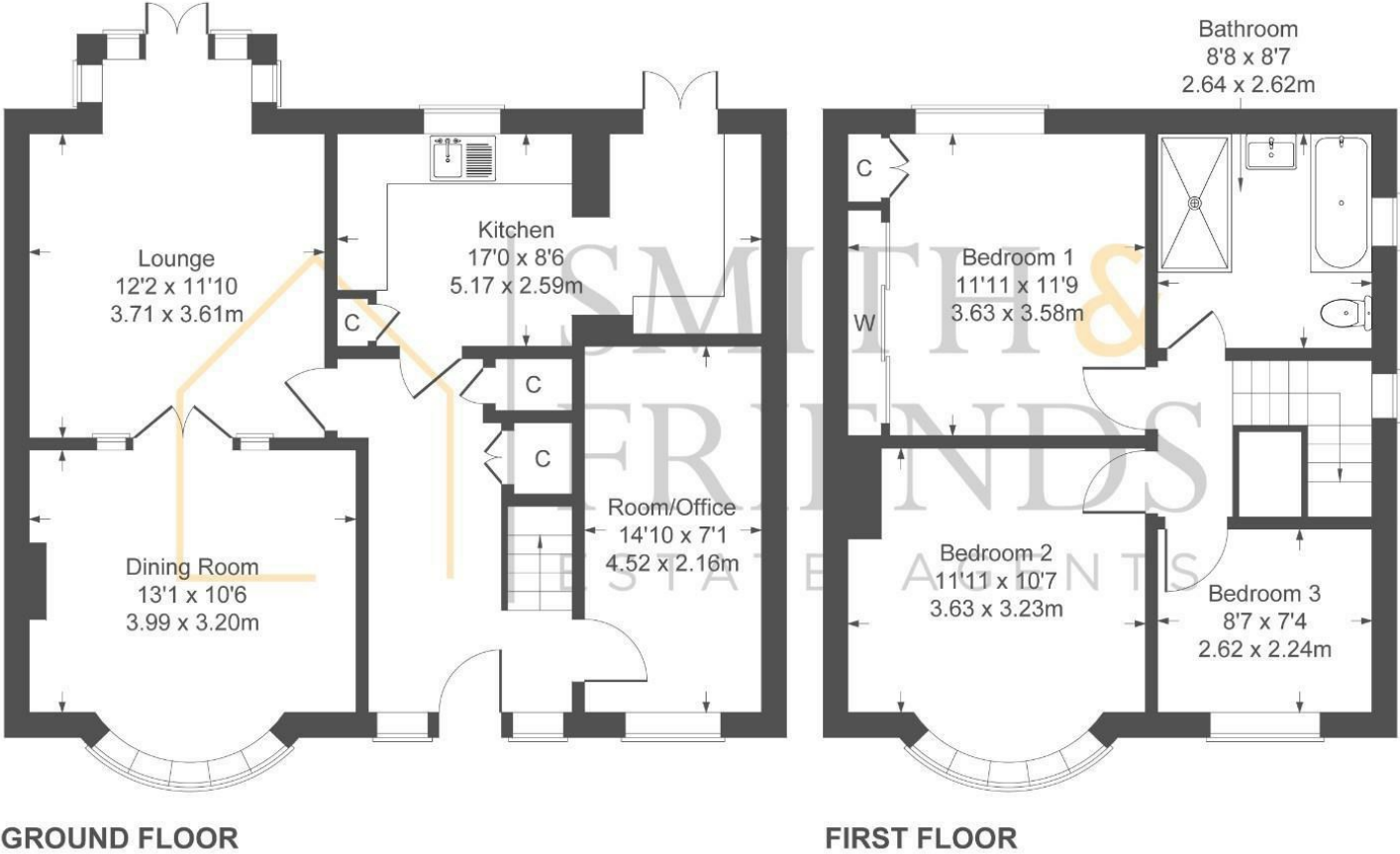
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Salters Lane North

Approximate Gross Internal Area  
1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	85
(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	

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