



VIRTUAL TOUR AVAILABLE
** SPACIOUS THREE BEDROOMED SEMI DETACHED ** ** OPEN PLAN LOUNGE/DINER **
** EXTENDED KITCHEN ** ** THREE GOOD SIZED BEDROOMS **
** SOUTH FACING GARDEN ** ** SOUGHT AFTER LOCATION **
** GOOD TRANSPORT LINKS ** ** NO ONWARD CHAIN **

We have pleasure in bringing this beautifully presented three bed semi detached property to the market. Located in the desirable West End of Darlington the property benefits from uPVC triple and double glazing as well as gas central heating.

Local amenities are within easy reach, with the town centre being within a short drive. Additionally, there are good transport links to the A66, A1M and Darlington train station.

In our opinion, the property would suit a variety of purchasers and must be viewed to be fully appreciate what this home has to offer.

Early viewing is highly recommended.

Please Note: Council tax band C. Freehold basis. EPC rating D.
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Salutation Road, Darlington, DL3 8JW

3 Bed - House - Semi-Detached

Offers In The Region Of £250,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

A spacious light and airy hallway with convenient under stair storage cupboard leads to the lounge/diner and kitchen. The spacious open plan lounge/diner benefits from having a large bay window and a feature fireplace. French doors off the dining area leads to the garden. The beautifully presented kitchen features a range of wall and base units, solid oak worktops and integrated appliances including, Bosch electric oven, ceramic hob, extractor and dishwasher. Additionally there is space from a fridge-freezer and washing machine.



FIRST FLOOR

The spacious and airy landing area is bathed in light and benefits from having loft access. There are two generously sized double bedrooms and a good sized single bedroom. The master bedroom to the front aspect features fitted wardrobes whilst the second bedroom to the rear overlooks the garden. The third bedroom is a good sized single which is currently being used as a study. A well appointed shower room with tiled walls and spotlights comprises of a shower cubicle and wash hand basin. There is a separate W/C.



EXTERNALLY

To the front of the property there is a gated block paved driveway and raised bed featuring established shrubs. A side gate leads to the generously sized south facing garden, which is partially laid to lawn and features gravelled and paved areas as well established trees and shrubs making it an ideal space to enjoy in the warmer months.

ENTRANCE HALLWAY

15'1" x 5'10" (4.6 x 1.8)



OPEN PLAN LOUNGE/DINER

11'11" x 25'4" (plus bay) (3.64 x 7.74 (plus bay))



KITCHEN

6'10" x 13'5" (2.1 x 4.09)

FIRST FLOOR LANDING

BEDROOM ONE

10'5" x 12'9" (plus bay) (3.2 x 3.9 (plus bay))



BEDROOM TWO

10'8" x 12'0" (3.27 x 3.66)

BEDROOM THREE

7'2" x 8'11" (2.19 x 2.72)

SHOWER ROOM

6'8" x 4'7" (2.04 x 1.42)

SEPARATE W/C

2'7" x 3'10" (0.80 x 1.18)

FRONT ELEVATION

REAR GARDEN

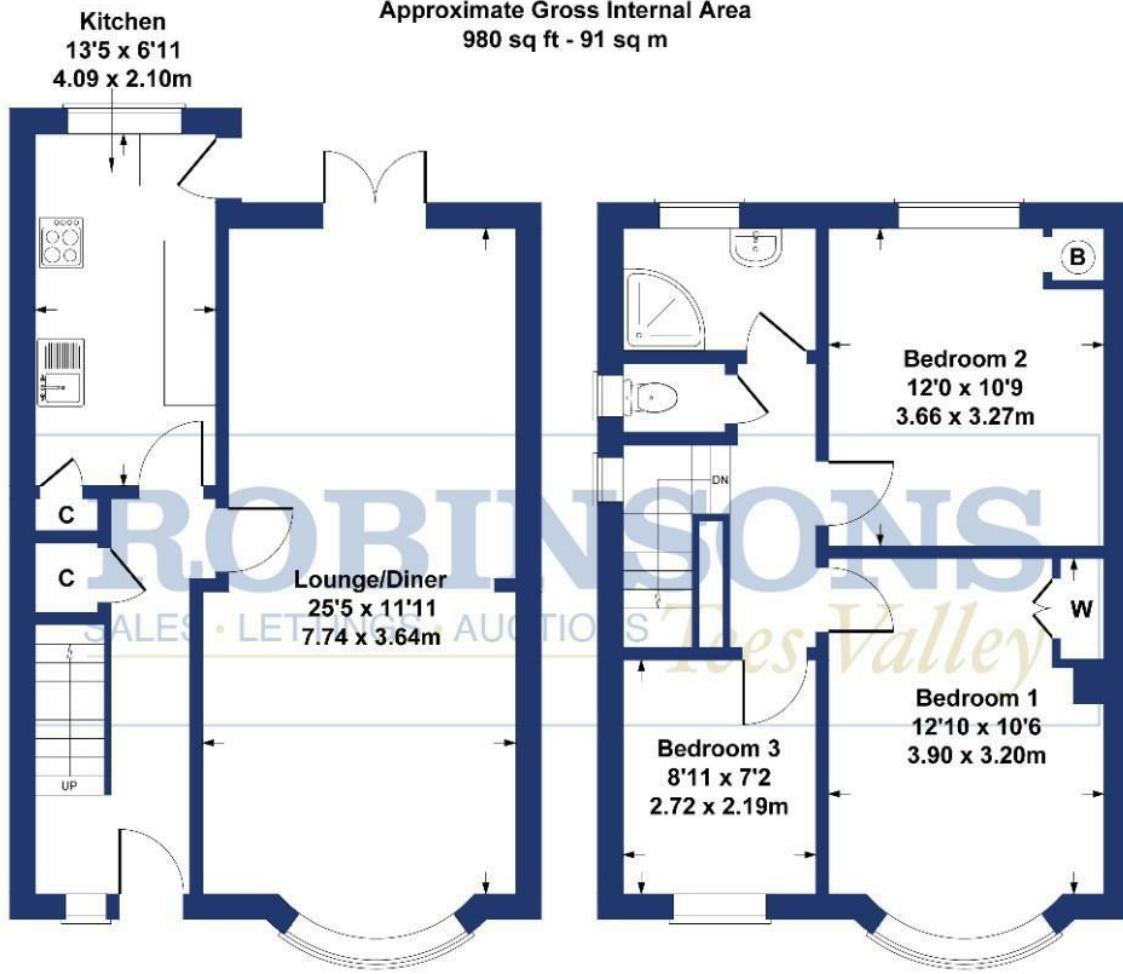
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Salutation Road

Approximate Gross Internal Area
980 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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		

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.

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