





Salutation Road, Darlington. Arguably one of Darlington's most popular streets and locations, close to well respected schools of Abbey and Mowden Infants and Junior Schools as well as Carmel and Hummersknott Academy and within a short distance of Mowden shops for amenities, not to mention some fantastic dog walks along the River Tees.

This charming semi-detached house, built in 1936, retains character but with modern living in mind. The heart of the home is undoubtedly the expansive kitchen extension, which has been beautifully transformed by way of a full-width extension to the rear of the property. This open-plan space seamlessly integrates the kitchen, dining, and living areas, creating a warm and inviting atmosphere, with a further separate 2nd lounge to the front, should you want to get away and have some privacy to read a good book or watch your favorite show.

The bi-fold doors in the kitchen / dining area open up fully and lead out to a superb alfresco area on the rear decking, ideal for enjoying sunny days and evenings with family and friends. The property boasts three well-proportioned bedrooms and a family bathroom upstairs, whilst the ground floor has a further W/C in the separate utility room, providing ample convenience for comfortable living.

Parking is a breeze with an off road parking space, a valuable feature in this sought-after location.

This property presents a wonderful opportunity to enjoy a vibrant community and a beautifully updated and extended home in one of Darlington's most desirable areas. Don't miss your chance to make this lovely house your new home.







- Hummersknott West End location
- Beautifully extended to rear creating open plan kitchen / dining / living
- 2nd Lounge to front
- Off street parking
- Highly regarded popular street
- Decking to rear from Bi-folds leading out to fantastic garden
- 3 spacious bedroom and family bathroom to first floor, 2nd W/C downstairs

#### **GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, gas fire in living room, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)









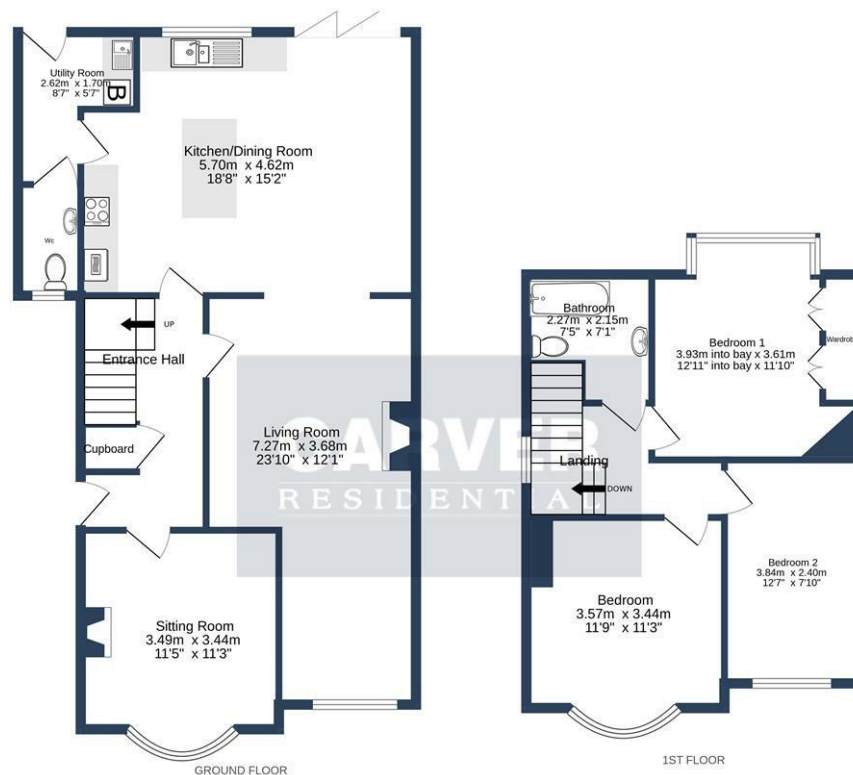












SALUTATION ROAD, DARLINGTON, DL3 8JF

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(49-54) <b>E</b>		
(35-48) <b>F</b>		
(1-34) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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