



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Salutation Road
Darlington, DL3 8JW

Offers in the region of £255,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Salutation Road lies in a tree lined location, this impressive, extended semi-detached house presents a wonderful opportunity for families seeking a blend of comfort and style. This mature property boasts a welcoming hallway that leads to two spacious reception rooms, perfect for both relaxation and entertaining guests.

The well-appointed kitchen is fitted with a range of units, providing ample storage. On the first floor, you will find three generously sized bedrooms, ideal for family living, along with a family bathroom that offers both convenience and comfort.

Outside, the property features a driveway with parking space for several vehicles, ensuring that you and your guests will never be short of parking. The south-facing rear garden is a true highlight, providing a sunny retreat for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the garage and useful store shed offer extra storage solutions, making this home both practical and inviting.

With its combination of character, functionality, and outdoor space, this home is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.





- No onward chain
- Well placed for ease of access to well regarded west end schools
- Three good sized bedrooms
- South facing rear garden
- Properties in the west end are always in demand.
- Tree lined location
- Extended to the rear
- Two reception rooms
- Suited to a variety of buyers.
- Early viewing will impress.

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

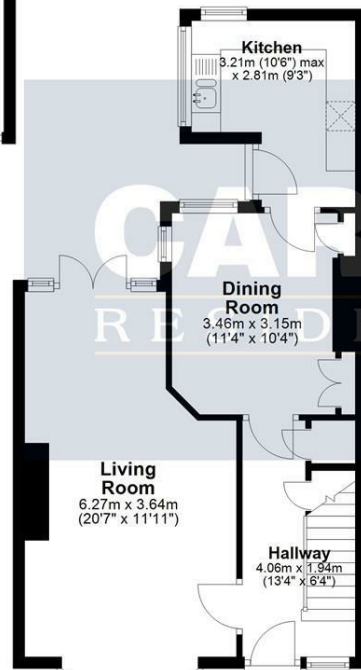
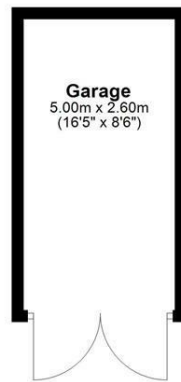
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

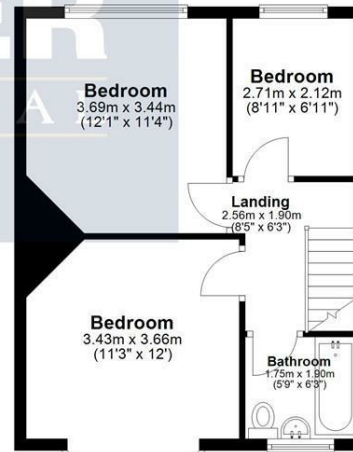
Ground Floor

Approx. 60.9 sq. metres (655.2 sq. feet)



First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 102.1 sq. metres (1099.1 sq. feet)
77 Salutation Road, Darlington

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

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk