

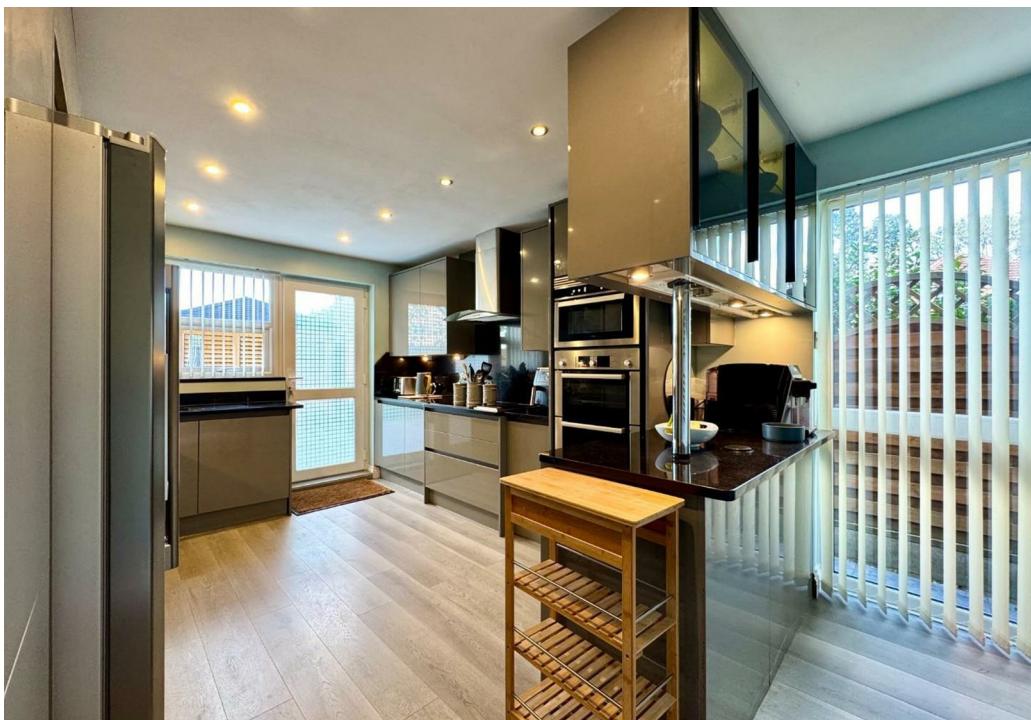


**Saltersgate Road, Darlington, DL1 3DX**  
**4 Bed - House - Detached**  
**£300,000**

**Council Tax Band: D**  
**EPC Rating: C**  
**Tenure: Freehold**



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## Saltersgate Road, DL1 3DX

Located in a quiet cul-de-sac within the sought-after Harrowgate Hill area of Darlington, Saltersgate is an immaculately presented and spacious four-bedroom detached home offering modern family living with exceptional presentation throughout. The property features a generous floorplan and a beautifully maintained rear garden overlooking open fields, providing peace and privacy in a desirable suburban setting.

The welcoming entrance hall leads to a bright, spacious lounge perfect for family relaxation and entertaining. The contemporary kitchen, fitted with modern units and integrated appliances, opens into a stylish dining area ideal for everyday living and social gatherings. A large ground-floor W/C and integral garage with an insulated electric door and electric car charging point add practicality and convenience.

Upstairs are four well-proportioned bedrooms, including a superb principal suite with an upgraded en suite featuring a double shower cubicle. The family shower room has also been tastefully refurbished with high-quality fittings and a large double shower.

Externally, the property offers a sizeable lawned front garden and a poured concrete driveway with ample parking for several vehicles. The beautifully landscaped rear garden includes a rendered brick-built store, lawn, patio, and decking areas perfect for outdoor entertaining, plus a garden room housing a solid hot tub for year-round enjoyment.

Harrowgate Hill is a popular residential area with a friendly community and excellent local amenities. Reputable schools such as Harrowgate Hill Primary and Longfield Academy are nearby, along with shops, supermarkets, and leisure facilities. Excellent transport links to the A66, A1(M), and Darlington train station make this an ideal location for commuters.

A truly impressive home combining space, style, and an enviable location—perfect for those seeking a move-in ready family property in one of Darlington's most desirable area







# Saltergate

Approximate Gross Internal Area  
1582 sq ft - 147 sq m



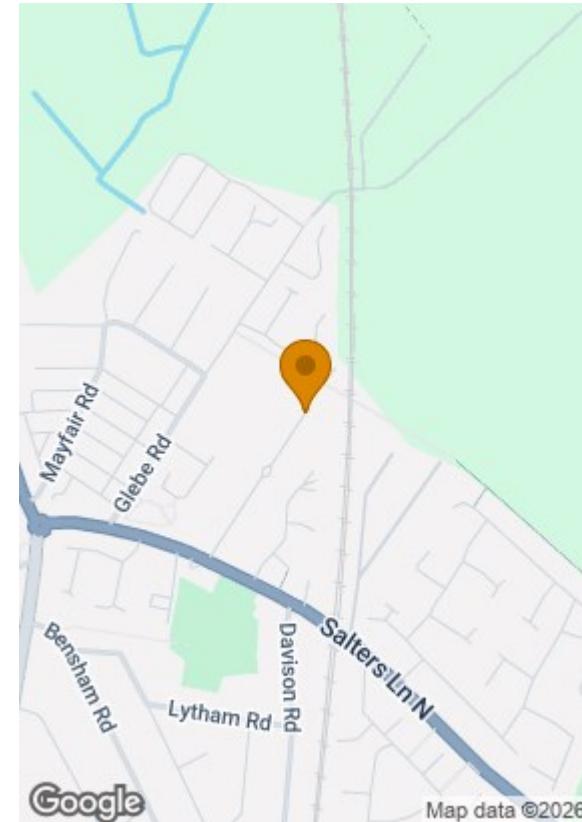
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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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	73	81
EU Directive 2002/91/EC		



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