



FOR SALE

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Ann Cordey
ESTATE AGENTS

139 Salutation Road, Darlington, DL3 8JS
Offers In The Region Of £239,950



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We have pleasure in offering for sale this THREE BEDROOMED semi-residence Situated in Darlington's sought after West End.

The property boasts great character, having two reception rooms, . To the first floor, all of the bedrooms are well proportioned, with two spacious double bedrooms and a sizeable single, third room.

Externally the gardens are to the front and rear and in addition there is a garage and a block paved driveway.

Requiring modernisation , the home will be perfect for a family looking to add their own personal stamp.. The location is ideal for access to the well regarded schools of the area, it is on a direct bus route, and has local shops and amenities close by. As well as Darlington's town centre not being too far away. There are also excellent transport links to the A1M, A66 and A67.

TENURE: Freehold

COUNCIL TAX: C

RECEPTION HALLWAY

The entrance door opens into the reception hallway which leads through to the Lounge, Dining room and Kitchen. The staircase leading to the first floor landing is situated here.

DINING ROOM

15'10 x 11'06 (4.83m x 3.51m)

A spacious reception room , being open plan to the Lounge area and easily accommodating a large family dining table. The room is flooded with light via the UPVC walk-in bay window to the front aspect.

LOUNGE

16'00 x 15'04 (4.88m x 4.67m)

Having a gas feature fireplace to the heart of the room and UPVC french doors leading to the rear garden. There is access from the Lounge into the kitchen.

KITCHEN

11'06 x 9'8 (3.51m x 2.95m)

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. The integrated appliances include a gas cooker and there is plumbing for an automatic washing machine. The room has a door leading to the side of the property and a window overlooking the rear.

FIRST FLOOR LANDING

Leading to all three bedrooms , bathroom WC and providing access into the attic.

BEDROOM ONE

16'00 x 11'07 (4.88m x 3.53m)

A generous master bedroom having a UPVC bay window overlooking the front aspect.

BEDROOM TWO

15'11 x 10'06 (4.85m x 3.20m)

A further double bedroom, this time having a UPVC bay window to the rear.



BEDROOM THREE

9'9 x 8'2 (2.97m x 2.49m)

A sizeable single room having a UPVC window overlooking the rear.

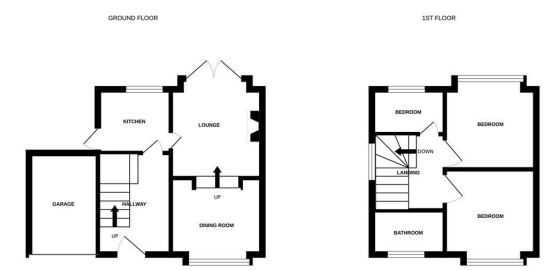
BATHROOM/WC

Fitted with a white suite to include a corner panelled bath with over the bath mains fed shower, the hand basin has been situated within a handy vanity storage unit and there is a low level WC. There is a UPVC window to the front aspect.

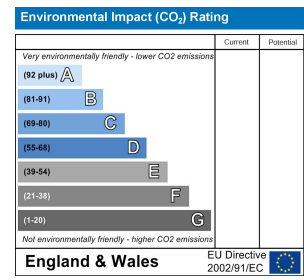
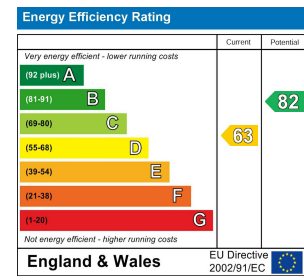
EXTERNALLY

To the front the property has been designed for ease of maintenance being gravelled . There is a paved driveway for off street parking which sits just in front of the single garage measuring (16'10ftx 8'00ft).

To the rear the garden is mainly laid to lawn with paved patio seating area handy summerhouse and greenhouse.



While every attempt has been made to ensure the accuracy of the Property Condition Report, measurements of floors, walls, ceilings etc. are given as approximate and are not intended to be used for any legal or financial purposes. The survey, report and any photographs have not been tested and the publisher is not liable for any errors or omissions.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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