



62 SALTERSGATE ROAD, DARLINGTON, DL1 3DX

Offers In The Region Of £275,000

Occupying a cul de sac location We have pleasure in offering for sale this **FOUR BEDROOM DETACHED PROPERTY** being a well presented family home situated on a generous plot.

A brief comprise of the property is as follows the entrance door opens into the entrance hallway which leads through to the modern kitchen diner, living room, dining room, conservatory and downstairs wc to the first floor there are four good size bedrooms with a en-suite to the master



The property is located in the eastern suburbs of Darlington, County Durham, offering a quiet and convenient residential environment. The area provides access to a variety of local amenities, including shops, supermarkets, and schools, making it a practical location for families. Nearby parks and green spaces, such as South Park, offer recreational opportunities for outdoor activities. Darlington town centre is just a short drive away, offering a broader range of shopping, dining, and entertainment options. The area benefits from excellent transport links, with Darlington railway station providing direct services to major cities like Newcastle, York, and London, and easy access to the A1(M) for road travel.

LOUNGE

17'00 x 11'11 (5.18m x 3.63m)

DINING ROOM

11'03 x 9'9 (3.43m x 2.97m)

KITCHEN

18' x 10'09 (5.49m x 3.28m)

FIRST FLOOR LANDING

BEDROOM ONE

15'00 x 12'03 (4.57m x 3.73m)

BEDROOM TWO

13'04 x 10'00 (4.06m x 3.05m)

BEDROOM THREE

10'02 x 10'07 (3.10m x 3.23m)

BEDROOM FOUR

11'08 x 10'00 (3.56m x 3.05m)

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

