



170 SALUTATION ROAD, DARLINGTON, DL3 8JS

Offers In The Region Of £299,950

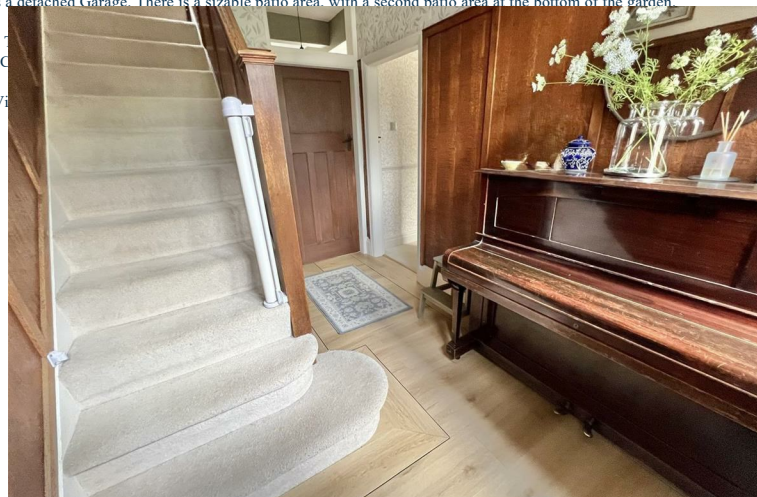
Having been vastly improved and finished to a very high standard., this THREE BEDROOM SEMI DETACHED property is situated within a desirable West End location, offering spacious and modern family accommodation with open plan kitchen and dining space.

The accommodation is light and bright, with clean lines and re-decorating, all with keeping original Paneling and Doors. Benefitting from a spacious Lounge to the front, Kitchen/Diner to the rear. There is also a useful Pantry with shelving and plumbing for automatic washing machine.

The kitchen has been well planned and fitted with an ample range of cabinets with Quartz worktops and a host of integrated appliances.

To the first floor there are Three Bedrooms as well as a re-fitted Bathroom/WC. The Bathroom/WC has been refurbished to include a Free Standing Bath, Walk In Double Shower, WC and Handbasin with Quarz Hardwood Basin Unit, the Bathroom also benefits from under floor heating.

Externally, the property has gardens to the front and rear. The front offers off-street parking and is enclosed by a small brick wall. The rear garden is an extremely good size and mainly laid to lawn, enclosed by a brick wall to the rear and new fencing either side. The garden has the advantage of not being looked over at the rear and has a detached Garage. There is a sizable patio area with a second patio area at the bottom of the garden.



LOUNGE
15'04 x 12'04 (4.67m x 3.76m)

KITCHEN/DINER
19'05 x 14'06 (5.92m x 4.42m)

BEDROOM ONE
15'07 x 11'08 (4.75m x 3.56m)

BEDROOM TWO
12'07 x 11'09 (3.84m x 3.58m)

BEDROOM THREE
8'5 x 8'03 (2.57m x 2.51m)

BATHROOM
8'7 x 8'05 (2.62m x 2.57m)

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



170 SALUTATION ROAD, DARLINGTON, DL3 8J5

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on the information given to the agent and no warranty can be given.

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.

