



*Ann Cordey*  
ESTATE AGENTS

40 Salutation Road, Darlington, DL3 8JN

£240,000



## 40 Salutation Road, Darlington, DL3 8JN

Having been much improved by the current owner, this three bedroom property is situated within a desirable West End location, available with NO ONWARD CHAIN and offers spacious and modern family accommodation with open plan living and dining space.

The accommodation is light and bright, with clean lines. It is dual aspect with a lovely bay window to the front aspect and french doors looking out onto the rear garden. The living/dining room is open plan to the kitchen. An open inset to the chimney breast has a slate hearth and a log burning stove at its heart to create a cosy ambience.

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

To the first floor there are three bedrooms, two double bedrooms, and a good size single. The family bathroom has been reconfigured and is a generous room with a statement stand alone bath. There is also a separate corner shower cubicle, with mains-fed shower.

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 a good size and mainly laid to lawn, enclosed by established hedging. The garden has the advantage of not being looked over at the rear and has two sheds.

Salutation Road offers easy access to the well regarded schools of the area and is close to Darlington's town centre. There are regular bus services and local shops close by, along with excellent transport links to the A1M and A66 and towards Barnard Castle to the A68.

The property is warmed by gas central heating and is fully double glazed. Viewing is highly encouraged for those wanting a turn key property.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

The composite entrance door opens into the reception hallway, which has a practical laminate floor and two useful storage cupboards. The balustrade staircase leads to the first floor and there is a door leading to the lounge, dining and kitchen area.

### LOUNGE & DINING AREA

27'11" x 12'6" (8.53 x 3.83)

A generous open-plan space, the lounge and dining area is light and bright being dual aspect. It has a large walk-in bay window to the front aspect and french doors opening onto the rear garden. The room is neutrally decorated and has the flooring from the hallway continued through. The chimney breast remains and has an inset with a slate hearth and oak mantel with a log burning stove at its heart.

The room is open plan to the kitchen.

### KITCHEN

The kitchen has been well planned and comprises an ample range of modern, grey gloss cabinets with marble effect complimentary work surfaces and textured sink. The integrated appliances include an electric oven and electric hob with a tiled splash back. There is also an integrated fridge/freezer, dishwasher and washing machine. There is a window to the rear over looking the garden.

### FIRST FLOOR





