



**Salters Lane South**

Darlington DL1 2AA

**£150,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Salters Lane South

Darlington DL1 2AA



- Two Bedroom Semi Detached Property
- Garage

- Haughton Location
- Council Tax Band B

- Close to All Amenities
- EPC Rating TBC

This deceptively spacious two bedroom mature semi detached property is located in the popular Haughton/Springfield area of Darlington. The property offers excellent size family accommodation and has gas central heating and upvc double glazing. The property would be ideal for a variety of purchasers, has gardens to the front and rear with ample off street parking.

Viewing comes highly recommended.

## Entrance Hall

With composite door to front and staircase to first floor.

## Lounge

15'8 x 10'5 (4.78m x 3.18m)

Upvc double glazed bay window to front, electric fire with surround and radiator.

## Dining Room

13'10 x 12'6 (4.22m x 3.81m)

Fitted with storage cupboard, electric heater and radiator.

## Kitchen

17'4 x 5'8 (5.28m x 1.73m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, sink and radiator. There is space for a cooker, fridge and freezer. There is a upvc door to side.

## Garden Room

16' x 7'6 (4.88m x 2.29m)

With access to garage which has w/c and vanity area, radiator and French doors to rear.

## First Floor Landing

Upvc double glazed window to rear, storage cupboard with access to loft and radiator.

## Bedroom One

13'11 x 10'0 (4.24m x 3.05m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

10'6 x 9'3 (3.20m x 2.82m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed window to side, fitted with bath with shower over and screen. W/c, wash hand basing and heated towel rail.

## Externally

To the front there is off street parking, access to garage via electric roller door.

To the rear is mainly laid to lawn.

## Council Tax

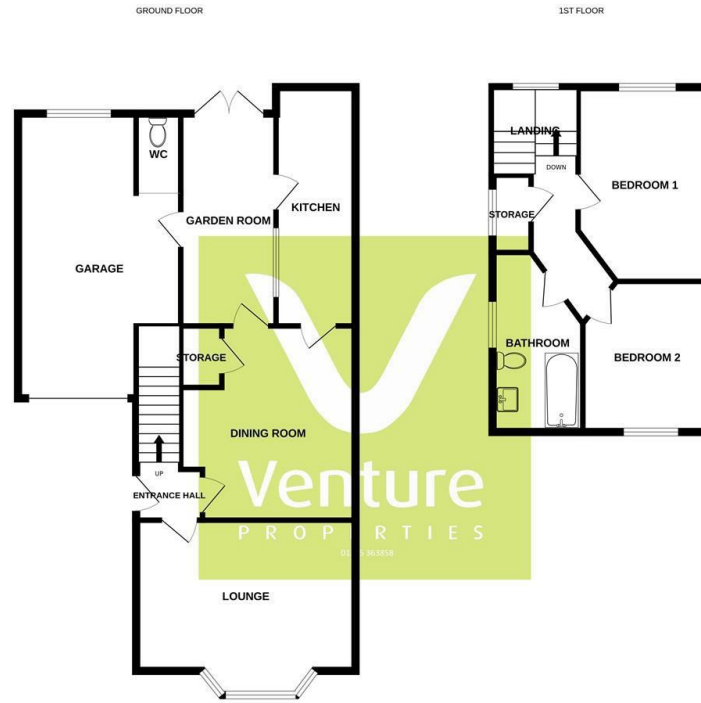
Band B

## Tenure

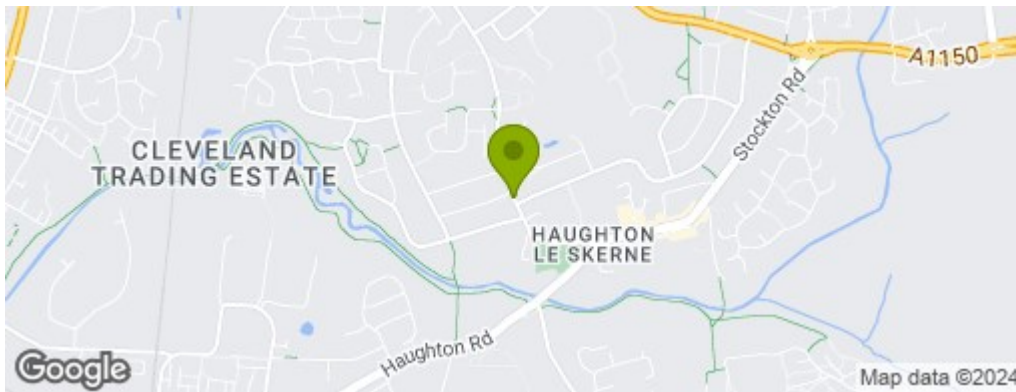
Freehold

## Note

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and site areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for information purposes only and should not be used as such by any prospective purchaser. The services of a professional surveyor have not been used and no guarantee as to their suitability or efficiency can be given. Made with Ventago 02024



## Property Information

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