



Salters Lane South

Darlington DL1 2AW

Offers In The Region Of £189,950

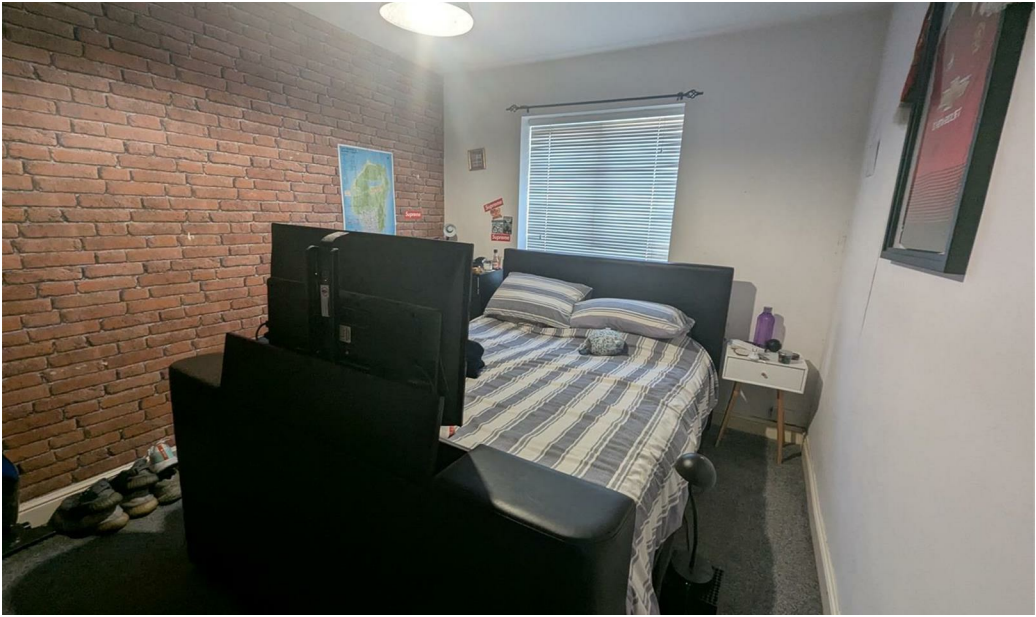




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- Four Bedroom Semi-Detached Property
- Ideal Family Home
- Off Street Parking
- Council Tax Band A
- Close to Amenities and Travel Links
- Epc Rating C

Nestled on Salters Lane South in the popular town of Darlington, this extended end of terraced house offers a delightful blend of space and modern living. With four well-proportioned bedrooms, including an en-suite shower room the the main bedroom, this property is perfect for families seeking comfort and convenience.

The home boasts three inviting reception rooms, providing ample space for relaxation and entertainment. The modern refitted kitchen is a highlight, designed to cater to all your culinary needs while seamlessly connecting to the dining and living areas. This thoughtful layout ensures that family gatherings and social events can be enjoyed to the fullest.

Outside, the property features a manageable garden, ideal for outdoor activities or simply unwinding in the fresh air. Additionally, there is parking available adding to the practicality of this lovely home.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making it an ideal location for families and professionals alike. This property presents a wonderful opportunity to acquire a spacious and well-appointed home in a sought-after area of Darlington. Don't miss the chance to make this charming residence your own.

Entrance Hall
Upvc door to front, stairs to first floor and tiled floor.

Lounge
18'09 x 11'05 (5.72m x 3.48m)
Upvc double glazed window to front and radiator.

Kitchen/Diner
18'05 x 9'05 (5.61m x 2.87m)
Two Upvc double glazed windows to front and side, fitted with white wall, base and drawer units including deep pan drawers, with contrasting solid oak worktops. Composite sink with mixer tap, four ring hob with extractor over and integrated oven. Breakfast island with drawers and tiled floor. Under stairs storage and door to rear.

Dining Room
11'11 x 9'04 (3.63m x 2.84m)
Upvc double doors to rear, vertical radiator and laminate floor.

Sun Room
7'08 x 7'08 (2.34m x 2.34m)
Upvc double doors to rear, radiator and laminate floor.

Ground Floor Cloaks
Fitted with low level w.c and wash hand basin.

Utility Room
Spotlights to ceiling, double doors to side and further tool storage area with shelving and door to rear.

Bedroom One
14'09 x 8'09 (4.50m x 2.67m)
Upvc double glazed window to rear and radiator.

En-Suite
Upvc double glazed obscure window to side, fitted with walk in shower, low level w.c, wash hand basin in vanity unit and heated towel rail.

Bedroom Two
12'07 x 9'05 (3.84m x 2.87m)
Upvc double glazed window to rear and radiator.

Bedroom Three
9'02 x 10'00 (2.79m x 3.05m)
Upvc double glazed window to front, storage cupboard and radiator.

Bedroom Four
6'10 x 8'11 (2.08m x 2.72m)
Upvc double glazed window to rear, storage cupboard and radiator.

Bathroom
Upvc double glazed obscure window to rear, fitted bath with waterfall spray shower over. Low level w.c, wash hand basin in vanity, panelled walls and heated towel rail.

Externally
To the rear there is an Astro turf lawn area and paving leading to a seating area. There is also a Summer House which measures 9'03 x 7'06, with power, light and water supply.

Council Tax
Band A

Tenure
Freehold

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

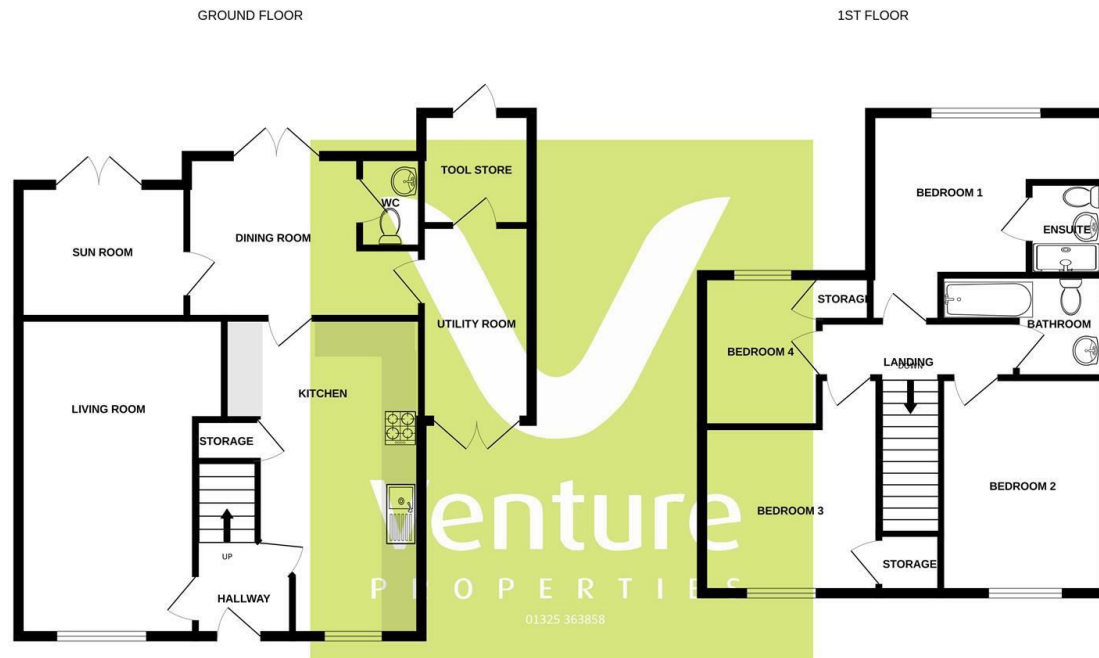
Property Information

Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,506
Conservation Area
No
Flood Risk
No Risk
Floor Area
1,216 ft 2 / 113 m 2
Plot size
0.06 acres
Mobile coverage

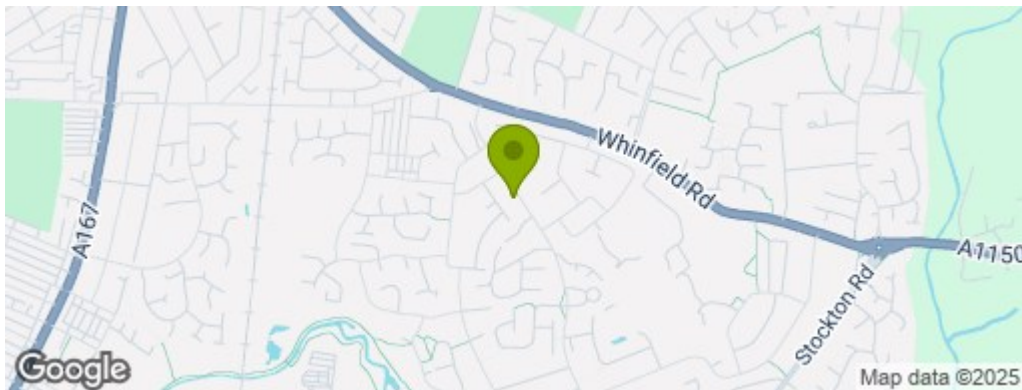
EE
Vodafone
Three
O2
Broadband

Basic
1Mbps
Ultrafast
10000Mbps
Satellite / Fibre TV Availability

BT
Sky



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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