



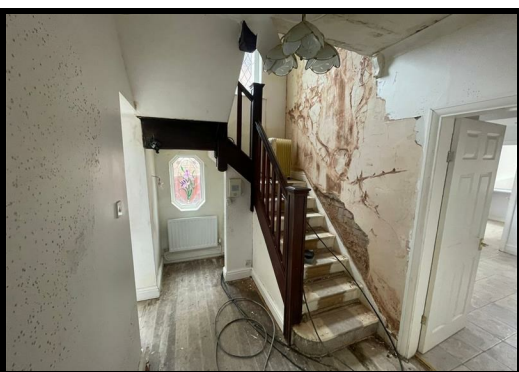
## 160 Salutation Road, Darlington Offers Over £220,000

Welcome to Salutation Road, Darlington - a charming property with great potential! This detached house boasts an entrance hallway, a cloakroom, living room, dining room, kitchen, utility room, snug, four bedrooms and two bathrooms, offering ample space for a growing family or those who love to entertain.

Situated in a desirable location, this property is being offered for sale with NO ONWARD CHAIN, making it an attractive option for those looking to move quickly. While the house is in need of renovation, this presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams.

Imagine the possibilities - from redesigning the layout to choosing your own fixtures and fittings, the potential of this property is truly exciting. With a bit of vision and some TLC, this house could be transformed into a stunning and comfortable living space that you'll be proud to call home.

Don't miss out on this chance to own a property in a sought-after area and make it your own. Contact us today to arrange a viewing and start envisioning the endless possibilities that this house has to offer.





# 160 Salutation Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to purchase a four bedroom detached residence which is in need of renovation

Occupying a most please position on Salutation Road within the heart of the highly desirable west end of Darlington

Gas fired central heating

Double glazed windows throughout

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Salutation Road is superbly positioned within the heart of the desirable west end of Darlington. The property is situated within a short walking distance of Darlington's town centre where you will find a host of amenities including shops, boutiques, restaurants, continental café's and leisure facilities. The property is ideally situated for accessing first class local schools to include The Federation of Abbey infant and junior School, Mowden infant and junior Schools, St Augustine's Primary School, Hummersknott Academy and Carmel School. Salutation Road is also well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into the entrance hallway. The hallway is warmed by a central heating radiator.

## Cloakroom

The cloakroom has a double glazed window with privacy glass and is fitted with a wash hand basin and a low level WC.

## Snug Room

5'7" x 5'9"

Situated to the front elevation of the property a versatile room which could be used as a snug or a study / home office.

## Living Room

17'10" x 12'5"

The living room has a double glazed bay window overlooking the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a beamed ceiling and a stone effect fire place.

## Dining Room

16'4" x 9'3"

With pleasant views overlooking the rear garden the dining room is warmed by a central heating radiator, is decorated in neutral tones and benefits from double glazed patio doors.

## Kitchen

12'7" x 10'10"

The kitchen has a double glazed window overlooking the rear of the property and two double glazed windows to the side. Warmed by a central heating radiator and benefiting from a tiled floor the kitchen is fitted with a range of wall, floor and drawer units with contrasting worktop incorporating a stainless steel sink and drainer.

## Utility Room

The utility room is warmed by a central heating radiator, has a tiled floor and is fitted with a range of wall and floor units with contrasting worktops incorporating a stainless steel sink and drainer.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

14'6" x 12'3"

A double bedroom with a double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage and an adjoining en suite bathroom.

## En Suite Bathroom

The en suite bathroom is warmed by a central heating radiator, has vinyl flooring, a double glazed window with privacy glass and is fitted with a suite comprising of a bath with overhead shower, a wash hand basin and a low level WC.

## Bedroom Two

12'4" x 10'11"

A double bedroom warmed by a central heating radiator and benefiting from a double glazed window overlooking the rear elevation of the property.

## Bedroom Three

6'6" x 10'11"

With a double glazed window overlooking the side elevation of the property a further double bedroom warmed by a central heating radiator.

## Bedroom Four

8'3" x 5'8"

With a double glazed window overlooking the side elevation of the property a further bedroom warmed by a central heating radiator.

## Bathroom

The bathroom has double glazed windows with privacy glass to the side and rear elevations. The bathroom has tiled walls and is fitted with a suite comprising of a corner bath, a wash hand basin, a low level WC and a bidet.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a garden which is laid to lawn and complimented with a variety of plants and trees. To the rear of the property there is a part gravelled and part paved garden which has been designed for low maintenance. There are raised beds which are stocked with mature plants and shrubs.

