

Saltersgate Road, Darlington, DL1 3DX
Offers in the region of £145,000

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'The Art of Property'



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Offers in the region of £145,000

Council Tax Band: A

A beautifully presented and much improved two-bedroom semi detached home, situated within a peaceful cul-de-sac in the sought-after Whinfield area of Darlington. Offering stylish accommodation throughout and a substantial split-level rear garden, this property represents an excellent opportunity for first-time buyers, small families, or as an investment opportunity.

The property has been tastefully updated and is presented in excellent decorative order, benefiting from quality flooring, uPVC double glazing and gas central heating via a combi boiler. The spacious front reception room provides ample space for both comfortable seating and dining areas, enhanced by an attractive circular feature window and a large bay window that floods the room with natural light.

The modern fitted kitchen offers a practical and contemporary space, while to the first floor there are two well-proportioned bedrooms, including a generous principal bedroom with exposed wood flooring and a good size single bedroom overlooking the rear garden. A stylish, modern shower room completes the first-floor accommodation, with separate W/C.

One of the property's standout features is the impressive split-level rear garden, incorporating a decked seating area leading down to a large lawn, offering excellent outdoor space with fantastic potential for further landscaping or entertaining.

Ideally located close to local shops, well-regarded schools and a range of everyday amenities, the property also offers excellent transport links with convenient access to the A1(M) & A66.

Please note: There is no dropped kerb to the front of the property.

Please note:
Council tax Band - A
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'
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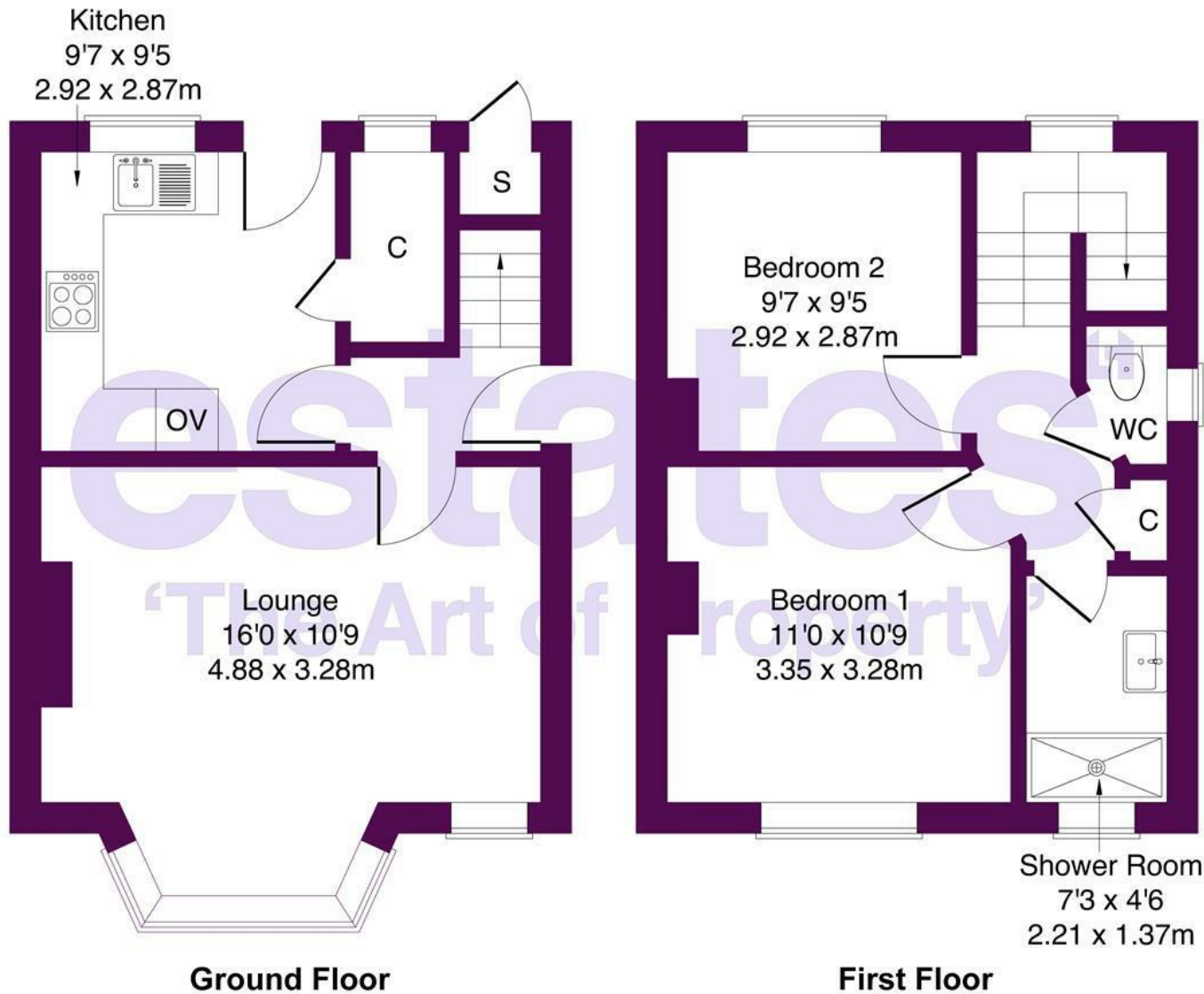
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These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form

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Approximate Gross Internal Area: (688 sq ft - 64 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC