



Salutation Road

Darlington DL3 8JW

£280,000



Venture
PROPERTIES



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Salutation Road

Darlington DL3 8JW



- Three Bedroom Property
- Garage
- Council Tax Band C

- Popular West End Location of Darlington
- Close to Travel and Transport Links
- Epc Rating D

- Off Street Parking
- Shops, Schools and Facilities are Close By

In the desirable West End area of Darlington, this charming semi-detached house on Salutation Road presents an excellent opportunity for families seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property offers ample space for both relaxation and family life.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property also features a well-appointed bathroom, catering to the needs of a modern family.

One of the standout features of this home is the delightful rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. The garden is a wonderful extension of the living space, allowing for enjoyment of the fresh air and natural surroundings.

Additionally, the property benefits from off-street parking, a valuable asset in this sought-after area. The location itself is ideal, with local amenities, schools, and parks within easy reach, making it a perfect choice for families.

In summary, this three-bedroom semi-detached house on Salutation Road is an ideal family home, combining comfort, convenience, and a lovely outdoor space in a prime location. Do not miss the chance to make this delightful property your own.

Entrance Hall

Composite door to front and Upvc double glazed window to side, staircase to first floor landing and radiator.

Reception Room One

10'11 x 10'11 (3.33m x 3.33m)

Upvc double glazed bow window to front and radiator.

Reception Room Two

19'11 x 10'11 (6.07m x 3.33m)

Gas fire in surround, radiator and sliding doors to rear.

Kitchen

15'9 x 6'11 (4.80m x 2.11m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Space for a washing machine, under stairs storage and Upvc door to rear.

First Floor Landing

Access to part boarded loft via drop down ladder.

Bedroom One

10'11 x 9'10 (3.33m x 3.00m)

Upvc double glazed window to rear and radiator.

Bedroom Two

12'11 x 9'10 (3.94m x 3.00m)

Upvc double glazed bow window to front and radiator.

Bedroom Three

9 x 6'9 (2.74m x 2.06m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to front, bath with shower over and screen, w.c, wash hand basin and radiator.

Externally

To the front is a block paved drive providing off street parking for more than one vehicle.

To the rear is a large enclosed garden which is mainly laid to lawn with patio area and single detached garage.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

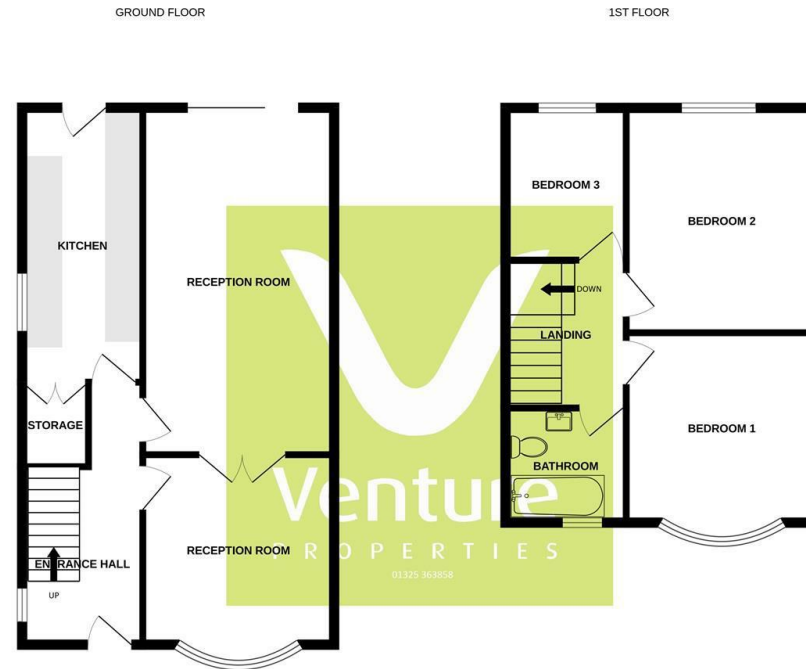
BT

Sky

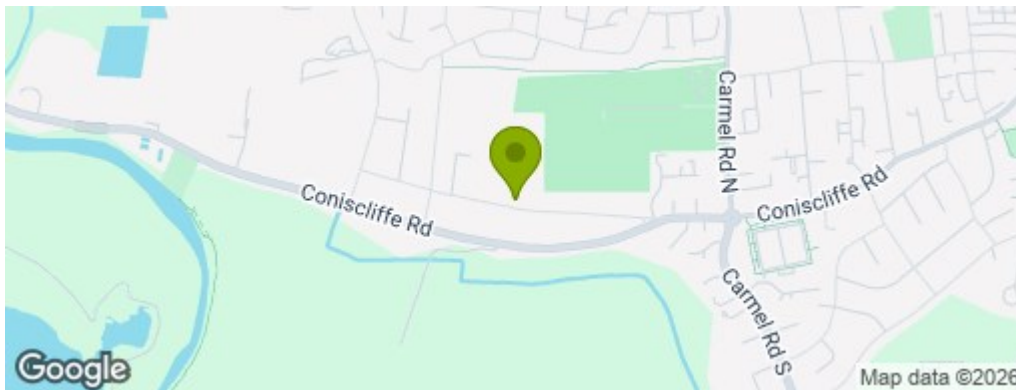
Virgin

Note

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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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