



98 SALUTATION ROAD, DARLINGTON, COUNTY DURHAM, DL3 8JP

£320,000

Having been vastly improved and much loved by the current owners, this THREE BEDROOM SEMI DETACHED property is situated within a desirable West End location and offers spacious and modern family accommodation with open plan living and dining space.

The accommodation is light and bright, with clean lines. Benefitting from a large Lounge Space flowing into the Kitchen/Diner extension, as well as a separate Sitting Room to the with bay window to the front. The Kitchen/Diner is situated to the rear and has double French doors leading out onto patio area. There is also a useful re-fitted Ground Floor WC

The kitchen has been well planned and fitted with an ample range of cabinets with a host of integrated appliances.

Externally, the property has gardens to the front and rear. The front offers off-street parking and is enclosed by a small brick wall. The rear garden is an extremely good size and mainly laid to lawn, enclosed by a brick wall to the rear and fencing either side. The garden has the advantage of not being looked over at the rear and has a detached Garage. There is a patio area just out of the French doors, with a second patio area at the bottom of the garden.



LOUNGE
25'03 x 11'03 (7.70m x 3.43m)

KITCHEN
17'09 x 13'08 (5.41m x 4.17m)

SITTING ROOM
13'10 x 11'02 (4.22m x 3.40m)

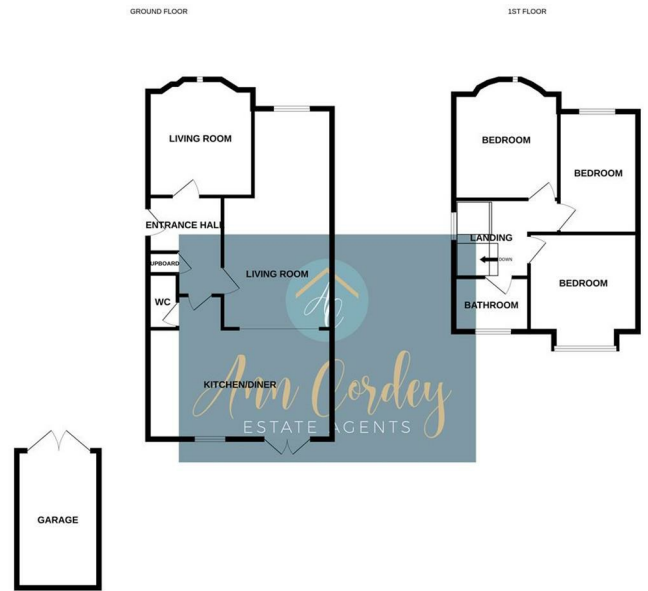
W/C
5'4 x 3'06 (1.63m x 1.07m)

BEDROOM ONE
12'10 x 10'10 (3.91m x 3.30m)

BEDROOM
11'07 x 11'02 (3.53m x 3.40m)

BEDROOM
13'01 x 7'10 (3.99m x 2.39m)

BATHROOM
7'2 x 6'3 (2.18m x 1.91m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, contents and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The layout, fixtures and fittings shown have not been tested and no guarantee is given as to their accuracy or efficiency over time.
Made with Floorplan 12020

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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