

Salters Avenue, DL1 2AB
4 Bed - House - Detached
£499,999

EPC Rating: C
Tenure: Freehold
Council Tax Band: D

SMITH & FRIENDS
ESTATE AGENTS

Salters Avenue
Darlington DL1 2AB



*** FULLY REFURBISHED 1930's FAMILY HOME ***

For Sale, this unique, but charming four bedroomed detached house, set back and positioned within off its own private lane/driveway, within the sought after area of Haughton, Darlington, located within a short walking distance of local amenities. The residence was built by Messrs Blackett's in approximately 1938 and has undergone a full refurbishment, making this a spectacular family residence.

The property briefly comprises of an Entrance Hallway with Cloak Cupboard, leading into a beautiful Hallway with Understairs Wine Store, Separate Downstairs WC, Living Room with Media Wall and Dual Aspect Views over the gardens, Open-Plan Kitchen / Diner / Entertainment Area with a Stunning Sunroom that has double Bi-fold Doors allowing ample of natural light to flood the room, Separate Utility Room and Laundry Room.



The first floor provides a Landing, Bedroom One with Dual Aspect Views, Walk-In Dressing Room and an amazing Four Piece En-Suite, Bedroom 2 has Dual Aspect Views, Bedroom 3 has an En-Suite Shower Room, whilst Bedroom 4 allows Dual Aspect Views of the gardens. In addition the property has a Four Piece Family Bathroom.

Externally, one of the key features for this property are it's wonderful gardens, spread over three levels, leading from a patio/lawn area, to a lower BBQ area with a Decked platform for enjoying the sun, next to a lovely pond and World War Bunker, including a well maintained sizable lawned area and vegetable garden.
The front of the property has a spacious driveway allowing ample of off-road parking for several vehicles and leading to the garage, in addition this property also offers electric gates via a long private driveway.

This is a unique property to come to the market, and prospective buyers are, therefore, urged to arrange a viewing.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



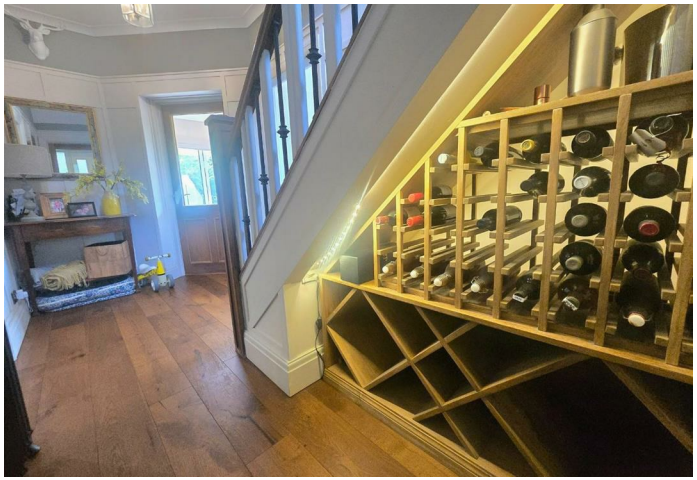




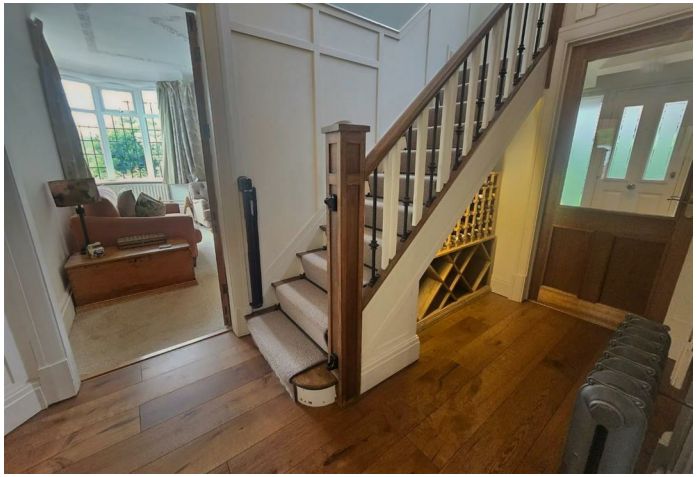






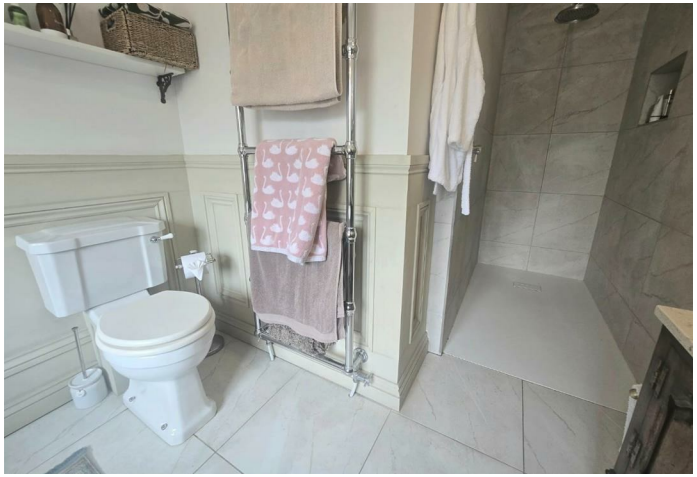
























GROUND FLOOR

Entrance Hall
7'9" x 7'1" (2.38m x 2.17m)
Cloak Cupboard, with Mosaic Tiled Floor

Hallway
6'7" x 14'3" (2.02m x 4.36m)
Understairs Wine Store, with Hard Wood Flooring

Downstairs WC
3'10" x 6'7" (1.17m x 2.01m)
Contemporary WC with Hard Wood Floor

Living Room
13'8" x 13'10" (4.18m x 4.24m)
Stunning Media Wall, with Dual Aspect Views

Open-Plan Kitchen / Diner / Entertainment Area
33'5" x 22'0" (10.20m x 6.71m)
Contemporary Style Kitchen with Quartz Worktops, Open-Plan Space for Dining and Entertaining the Family, in Addition a Sunroom with Double Bi-Fold Doors

Utility Room
6'1" x 9'6" (1.87m x 2.92m)
Quartz Worktops

Laundry Room
5'6" x 7'5" (1.70m x 2.27m)

FIRST FLOOR

Landing
6'10" x 12'6" (2.09m x 3.82m)

Bedroom 1
9'7" x 13'10" (2.93m x 4.22m)
Dual Aspect Views with Walk-in Dressing Room

En-Suite
2'11" x 14'5" (0.91m x 4.40m)
Four Piece En-Suite, with Stylish Tub Bath, Separate WC, Sink, and Walk-In Shower

Bedroom 2
13'9" x 13'9" (4.20m x 4.20m)
Dual Aspect Views

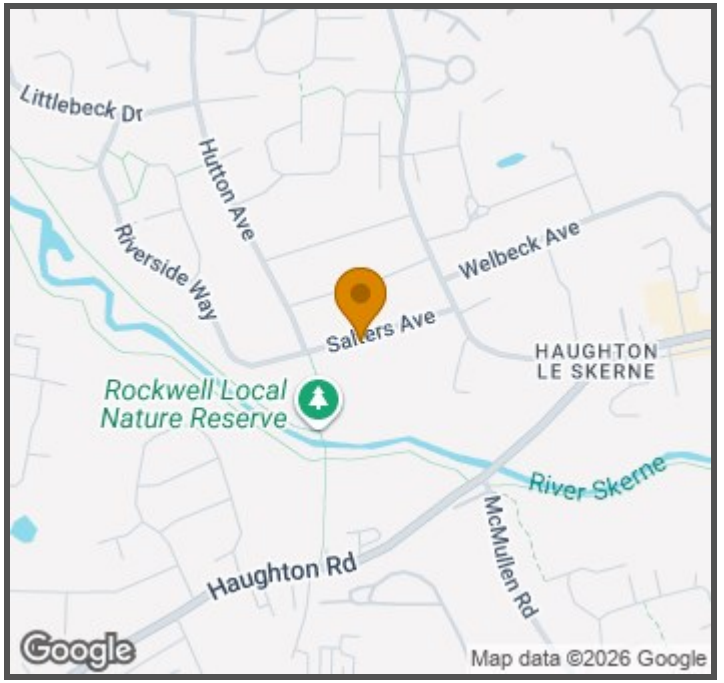
Bedroom 3
10'7" x 11'5" (3.23m x 3.50m)

En-Suite
3'11" x 6'5" (1.20m x 1.97m)
Fitted Shower with WC and Sink

Bedroom 4
9'10" x 10'1" (3.01m x 3.09m)
Dual Aspect Views

Family Bathroom
10'2" x 5'9" (3.11m x 1.77m)
Four Piece Family Bathroom, Consisting of Separate Shower, Bath, WC and Sink

GARAGE
9'5" x 9'3" (2.88m x 2.82m)
Converted Garage, allowing Laundry Room to the Rear with storage within the Garage















Ground Floor



Floor 1

Approximate total area(1)

1918 ft²

178.3 m²

Reduced headroom

15 ft²

1.4 m²

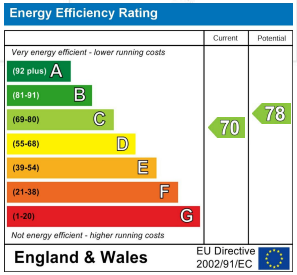
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS