

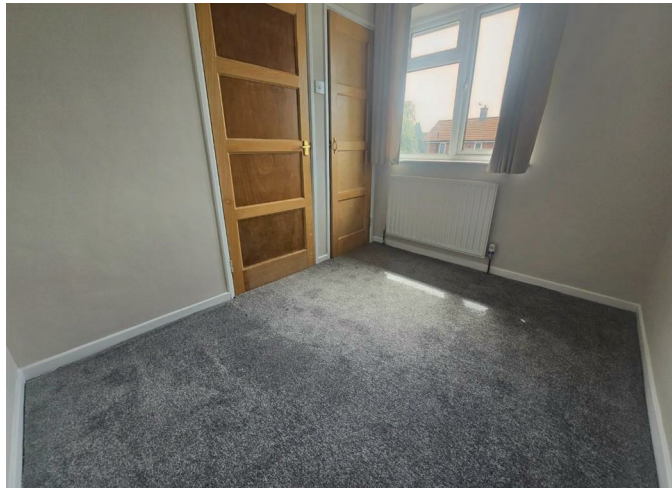


Salters Lane South, DL1 2AW
3 Bed - House - Terraced
£149,995

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Salters Lane South, DL1 2AW

*** NO CHAIN SALE ***

*** IDEAL OR FIRST TIME BUYER OR INVESTOR ***

This lovely three bedroom end-terraced family home, located within the desirable area of Haughton, Darlington, within close proximity of local amenities, including Haughton Academy.

The property briefly comprises of; entrance hall, good sized living room with dual aspect views, kitchen / diner with external access to the rear garden.

The first floor provides a landing, with two double bedrooms to the front of the property, and a single bedroom to the rear with an extended family bathroom.

Externally, the property benefits from a block paved driveway for off-street parking and small bedding plant area, side access to the rear garden which has a outbuilding, shed and greenhouse, with a lovely well maintained lawn and decking area.

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

GROUND FLOOR

Entrance Hall

4'8" x 6'2" (1.43m x 1.89m)

Living Room

18'4" x 8'4" (5.61m x 2.56m)

Kitchen / Diner

18'4" x 9'4" (5.60m x 2.86m)

FIRST FLOOR

Landing

2'6" x 9'4" (0.78m x 2.86m)

Bedroom 1

12'8" x 9'5" (3.88m x 2.89m)

Bedroom 2

9'2" x 9'11" (2.81m x 3.04m)

Bedroom 3

8'11" x 6'11" (2.72m x 2.11m)

Family Bathroom

5'6" x 5'10" (1.68m x 1.80m)





Approximate total area⁽¹⁾

793 ft²
73.5 m²

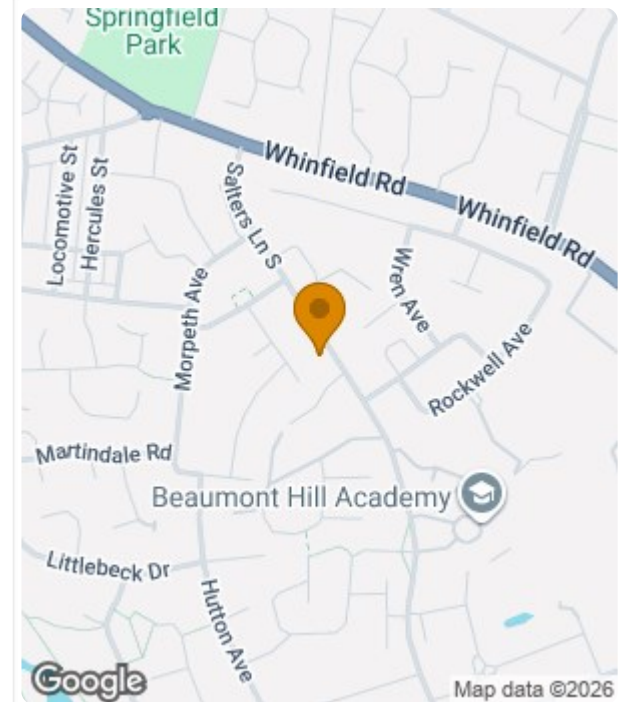
Balconies and terraces

291 ft²
27 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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	

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.

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