

Saltersgate Road

Darlington DL1 3DX

£152,950

Venture PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









Saltersgate Road

Darlington DL1 3DX



- Semi-Detached Two Bedroom
- Particularly Generous Rear Garden
- Council Tax Band A
- Harrowgate Hill Area of Darlington
- Well Presented Throughout
- EPC Rating D
- Off Street Parking
- Close to Amenities
- Potential To Extend

Situated on Saltersgate Road in the popular Harrowgate Hill area of Darlington, this immaculately presented semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property has been fully updated and refurbished, ensuring a modern living experience while retaining its mature character.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The house boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The newly fitted kitchen is a highlight, equipped with contemporary fixtures and finishes, making it a joy for any home cook. The bathroom has also been tastefully renovated, ensuring a fresh and inviting atmosphere.

Freshly decorated throughout with new carpets, this home is ready for you to move into without the need for any immediate renovations, although there is potential for future development of a double extension at the rear of the property, subject to permission.

Benefiting from off-street parking, a valuable feature in this area, and a large rear garden that offers a wonderful outdoor space for gardening, play, or simply enjoying the sunshine.

Conveniently located, this home is close to a variety of amenities, including schools and easy access out of town, making it ideal for families and commuters alike. With no onward chain, this property is ready for a swift sale, allowing you to settle in without delay. This delightful semi-detached house is a must-see for anyone looking to enjoy a blend of modern living in a well-established neighbourhood.

Entrance Hall
With door to the side elevation and staircase to the first floor.

Lounge
15'8" x 12'9" (4.80 x 3.89)
With a Upvc double glazed bay window to the front and port hole feature window to the front, fire and fireplace and radiator.

Kitchen
12'4" x 10'0" (3.76 x 3.05)
With a Upvc double glazed window and door to the rear. Newly fitted with a stylish range of "mocha" wall, base and drawer units with integrated washing machine and space for fridge freezer, four ring gas hob, oven and extractor and composite sink unit with mixer taps, laminate flooring and radiator.

First Floor Landing
With a Upvc doble glazed window to the rear.

Bedroom One
10'7" x 10'7" (3.25 x 3.25)
With a Upvc double glazed window to the front and radiator.

Bedroom Two
9'6" x 9'8" (2.92 x 2.97)
With a Upvc double glazed window to the rear and radiator.

Bathroom
Upvc double glazed obscure window to front, corner bath with mixer taps, seat and shower over. Tiled walls and radiator.

Separate W.C
Low level w.c.

Externally
To the front there is a drive and gated access to the rear.
To the rear there is a long enclosed garden, mainly laid to lawn with a paved area and shed.

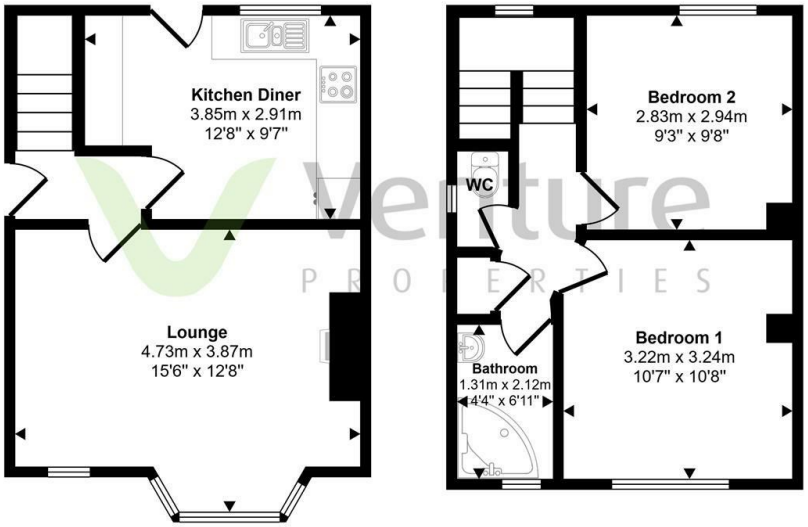
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663

Conservation Area No
Flood Risk Very low
Floor Area 667 ft 2 / 62 m 2
Plot size 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
2 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

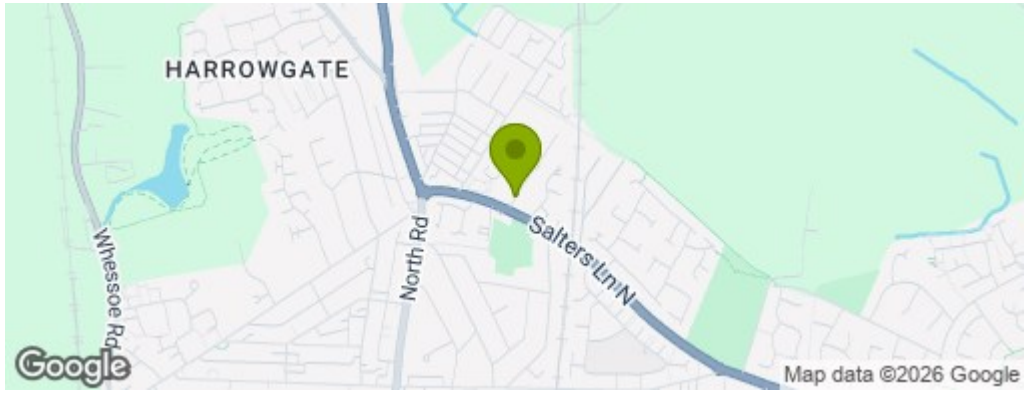
Approx Gross Internal Area
61 sq m / 652 sq ft



Ground Floor
Approx 31 sq m / 333 sq ft

First Floor
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com