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SALES & LETTINGS

Salutation Road
Darlington, DL3 8JS
Offers over £320,000

House - Detached



Fully renovated and ready to go!!

Take a look at this fully renovated 4 bedroom detached property on the very popular tree lined Salutation Road, Hummersknott in Darlington's West End. With an impressive family orientated layout, the property boasts two spacious reception rooms and a large family kitchen all fitted with brand new appliances. There are four well-appointed bedrooms, one bedroom with ensuite and a huge family bathroom on the first floor, plenty of room for family and guests alike.

The exterior of the property features convenient off street parking and also a single garage, making it ideal for families or those who enjoy hosting visitors. The modern design and fit-out throughout the house not only enhances its aesthetic appeal but also ensures that it meets the needs of contemporary living.

This delightful home is situated in a the desirable area of Hummersknott, making it an excellent choice for those seeking a peaceful yet accessible location. Close to schools, local shops and amazing dog walks along the River Tees. With its generous living spaces and thoughtful layout, this property is sure to impress anyone looking for a new place to call home. Don't miss the opportunity to make this stunning house your own.



- Fully renovated detached property • 4 Bedrooms + office
- West End Hummersknott location • 2 Reception rooms + large kitchen
- 2 Bathrooms (family bathroom, ensuite + downstairs W/C)
- Large utility room
- Patio garden to rear
- Single garage and off street parking

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

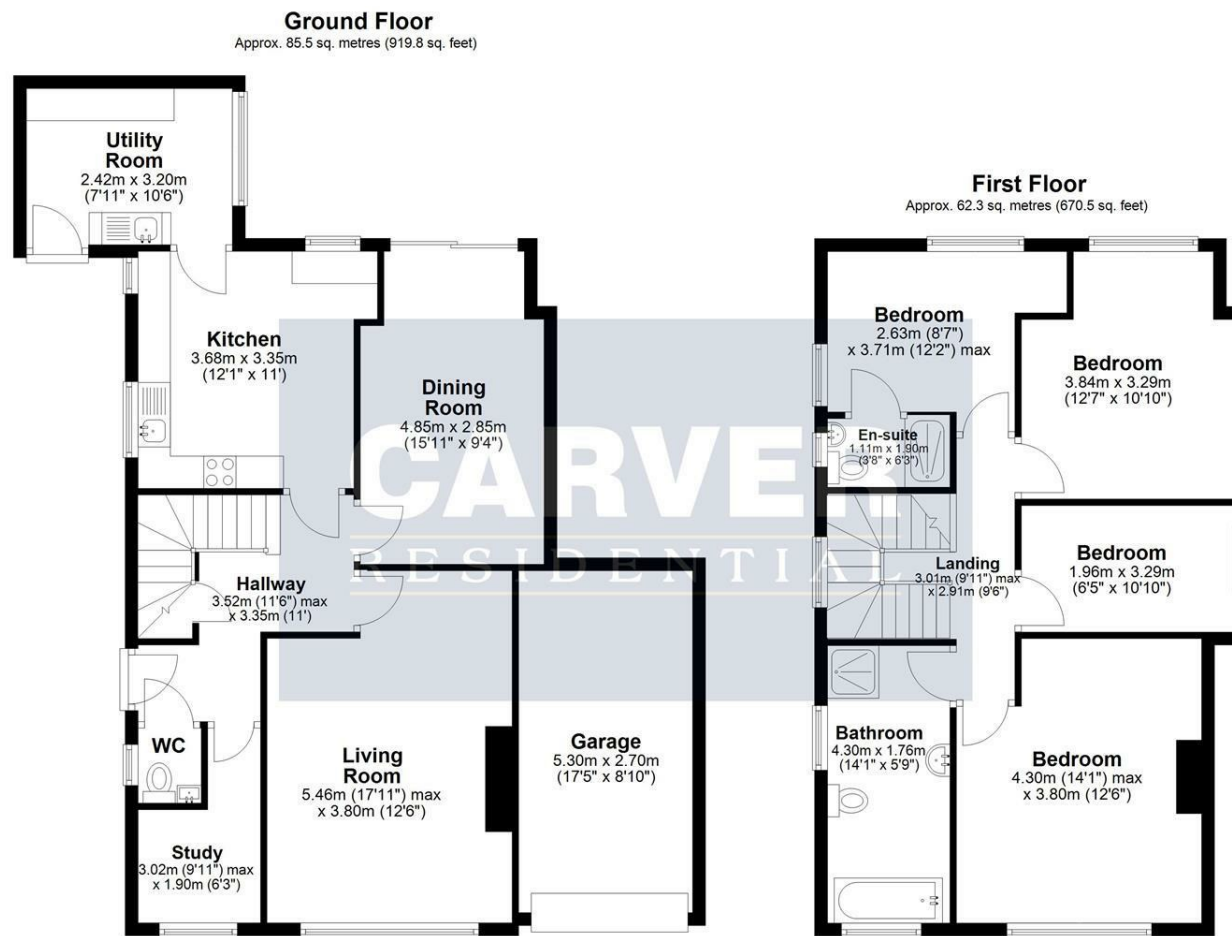
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Total area: approx. 147.7 sq. metres (1590.2 sq. feet)
160 Salutation Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
sq ft

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