CARVERS

SALES & LETTINGS

Salutation Road

Darlington, DL3 8JS

Offers over £320,000

House - Detached

4

3

2

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
- West End Hummersknott location
- 2 Bathrooms (family bathroom, ensuite + downstairs W/C)
- Patio garden to rear
- 4 Bedrooms + office
- 2 Reception rooms + large kitchen
- Large utility room
- 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)

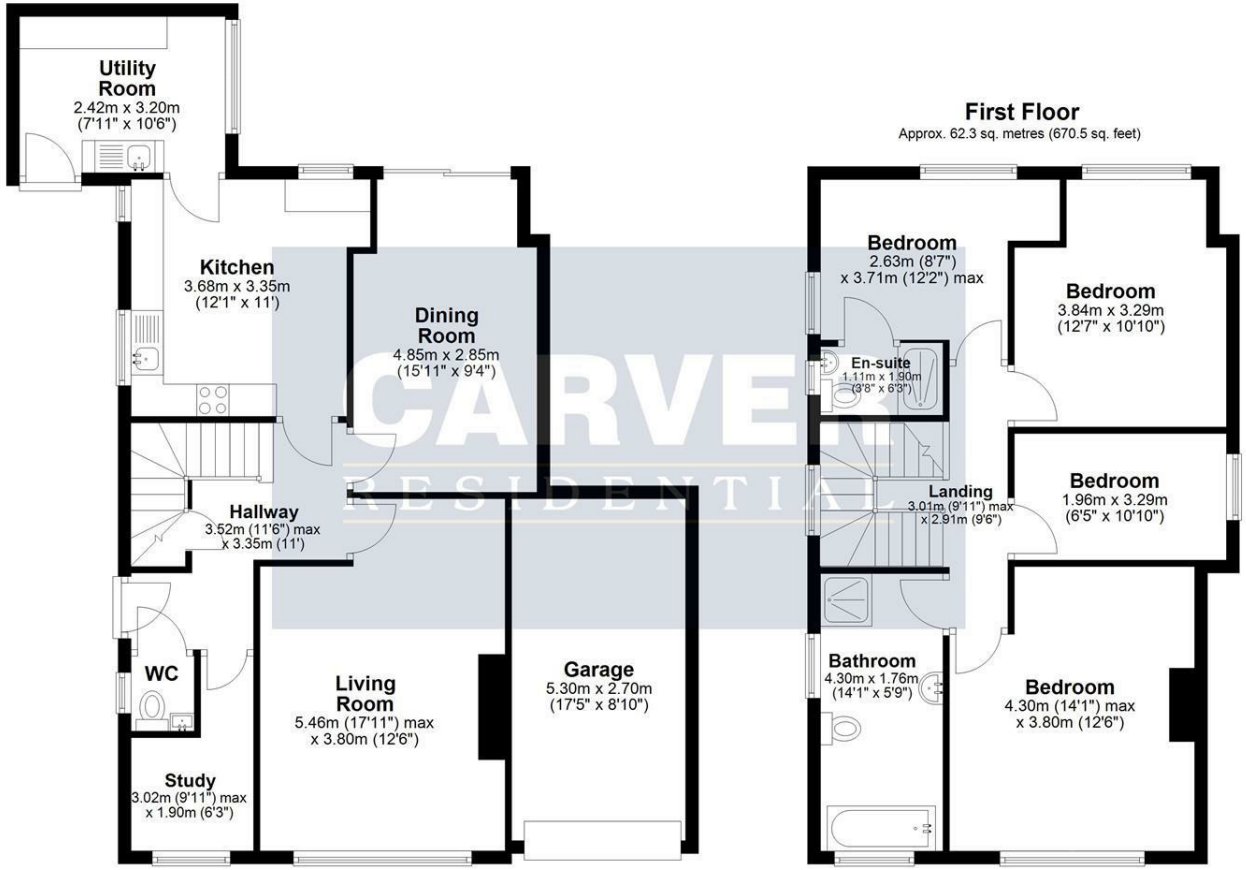
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

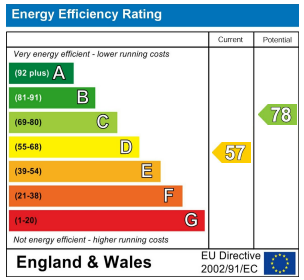
Property Size

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)

Ground Floor
Approx. 85.5 sq. metres (919.8 sq. feet)



First Floor
Approx. 62.3 sq. metres (670.5 sq. feet)



Property size taken from EPC sq ft

Total area: approx. 147.7 sq. metres (1590.2 sq. feet)

160 Salutation Road, Darlington

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