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Saltersgate Road  
Darlington, DL1 3DX

**Offers in the region of £140,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s

Nestled on the charming Saltersgate Road in Darlington, this delightful semi-detached house, retains charm and character. A welcoming hallway, a large living room, a fitted kitchen, also having a handy cloaks/WC, also having the benefit of a conservatory perfect for entertaining or relaxing with family and friends. two good sized bedrooms both having built in wardrobes, and refitted shower room/WC. for added practicality.

The property benefits from gas central heating and double glazing, ensuring a snug and energy-efficient environment all year round. Situated in a peaceful cul-de-sac, this home provides a serene and safe environment for residents. The west-facing rear garden is a sun-soaked haven, with the added advantage of a sun room, perfect for enjoying al fresco dining or simply unwinding after a long day. Additionally, the former garage has been cleverly converted into a handy utility room, adding extra functionality to the property.

Don't miss the opportunity to make this charming house your new home - with no onward chain, this property is ready and waiting for you to move in and start creating lasting memories.



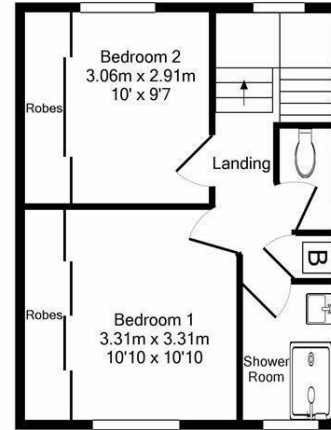
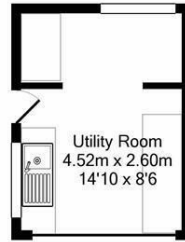
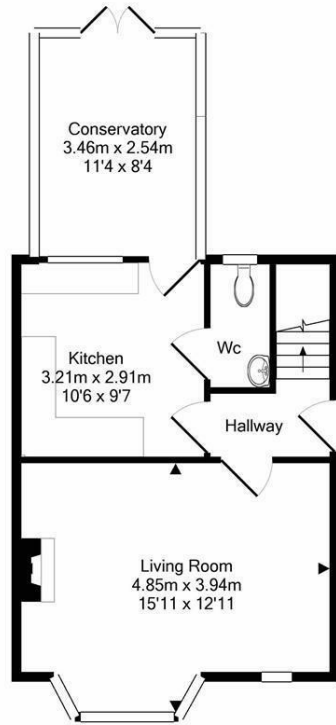


- NO ONWARD CHAIN
- UPGRADED AND READY TO MOVE INTO
- WELL PLACED FOR EASY ACCESS TO THE A1M
- WEST FACING MATURE, ESTABLISHED REAR GARDEN
- FORMER GARAGE/UTILITY.
- CUL-DE-SAC LOCATION
- SUITED TO A WIDE VARIETY OF BUYERS
- WALKING DISTANCE TO SHOPS AND SCHOOLS
- GROUND FLOOR CLOAKS/WC

**GENERAL INFORMATION:**

Tenure: Freehold  
Services: Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding A)

**TENURE**



GROUND FLOOR  
APPROX. FLOOR  
AREA 49.8 SQ.M.  
(537 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 30.9 SQ.M.  
(333 SQ.FT.)

SALTERSGATE ROAD, DARLINGTON. DL1 3DX.  
TOTAL APPROX. FLOOR AREA 80.7 SQ.M. (869 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			76
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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