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Salutation Road,  
Darlington, DL3 8JN

**Offers in the region of £265,000**

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

Welcome to the very popular Salutation Road area of Darlington - This beautiful Home offers a delightful blend of character and modern living. Updated in recent times, but still retaining it's charm and style, this semi-detached home boasts two reception rooms, three bedrooms, a family bathroom upstairs with the convenience of an extra downstairs toilet.

Situated in this West end location, the property offers convenience with off street parking for two vehicles., The off-road parking adds an extra layer of security and ease.

As you step inside, you'll be greeted by open and spacious interiors, creating a warm and inviting atmosphere for you and your family. The property's superb fully enclosed Garden is a blank canvas, a haven for children to play and explore.

Whether you're looking to add your personal touch to a well-loved home or seeking a property with character and charm, this house on Salutation Road is sure to capture your heart. Don't miss the opportunity to make this house your home sweet home in Darlington.





- Popular West End location
- Character and Style
- 3 spacious bedrooms
- Beautiful Blank Canvas Garden, perfect for Children
- Off street parking
- Open plan kitchen/dining
- Modern Kitchen and Bathroom

**GENERAL INFORMATION:**

Tenure: Freehold

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

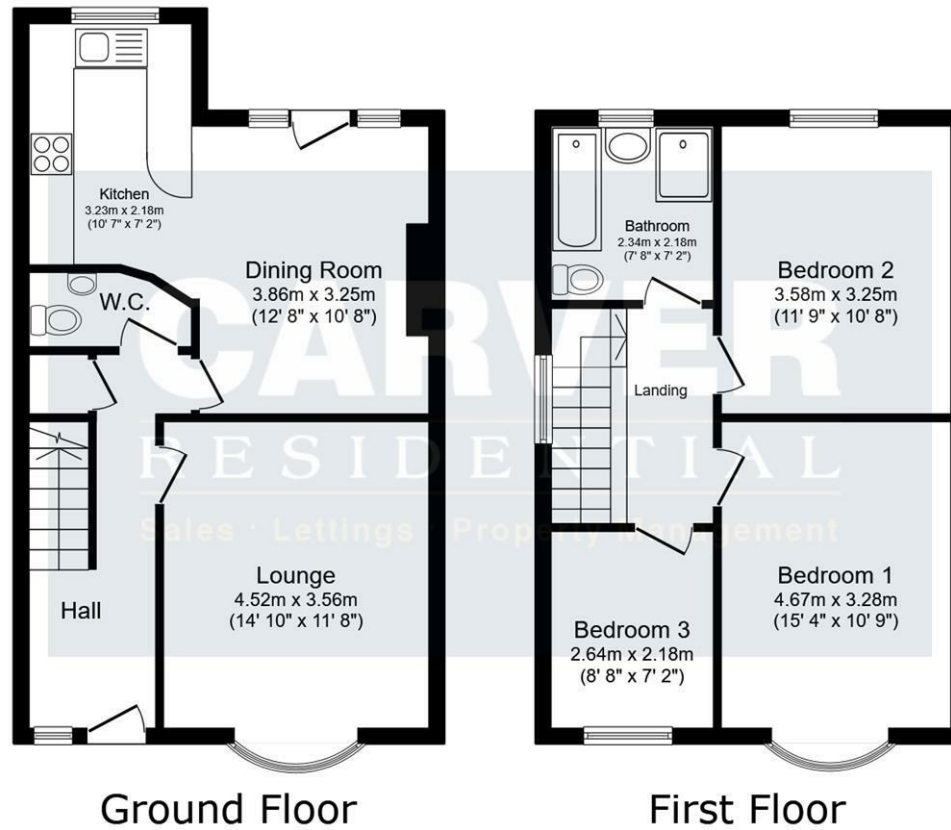
Local Authority: Darlington Borough Council (Tax Banding C)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		86
69-80	B		
55-68	C		64
39-54	D		
21-38	E		
9-18	F		
1-8	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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