



VENTURE  
PLATINUM



Salutation Road | Darlington  
Offers Over £300,000





Welcome to Salutation Road, Darlington - a beautifully and immaculately presented property located in the sought-after West End of Darlington. As you step inside, you'll be greeted by not one, not two, but three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The lounge is a cozy retreat with a multi-fuel burner, ideal for those chilly evenings.

The property also features a well-equipped kitchen and breakfast room, providing the perfect setting for enjoying your morning cuppa or preparing delicious meals. There are three well proportioned bedrooms to the first floor, together with a superb bathroom complete with bath and walk in shower.

Externally, you'll find well-maintained gardens where you can unwind and soak up the sunshine. With off street parking, you'll never have to worry about finding a spot for your car after a long day.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm of Salutation Road for yourself.

#### Entrance Porch

Door to front leading into a fully glazed porch area with laminate floor and door to hallway.

#### Entrance Hallway

A spacious hallway with staircase to first floor and storage under, radiator and coving to the ceiling.

#### Lounge 4.90m x 3.81m (16'1 x 12'6)

Upvc double glazed window to front, attractive wood wall panelling, coving to ceiling, fireplace with inset multi fuel burner, radiator and feature arch leading to dining room.

#### Dining Room 3.91m x 3.05m (12'10 x 10'0)

Upvc double glazed window to rear, coving to ceiling and radiator.

#### Kitchen 3.05m x 2.95m (10' x 9'8)

Upvc double glaazed window to rear, fitted with a range of cream wall, base and drawer units with contrasting laminate effect work surfaces, stainless steel sink with mixer tap, five ring gas hob and oven with extractor over. There is an integrated washing machine and dishwasher, a radiator and handy under stairs storage cupboard.

#### Breakfast Room 3.71m x 2.69m (12'2 x 8'10)

Upvc double glazed window to rear, fitted with wall, base and drawer units, space for fridge freezer, radiator and door to the rear elevation.

#### Ground Floor Cloaks

Upvc double glazed obscure window to side, fitted with low level w.c, wash hand basin in vanity unit, laminate flooring and radiator.

#### Family Room 5.16m x 3.71m (16'11 x 12'2)

A versatile room with a Upvc double glazed window to front, cornice to ceiling and radiator.

#### Staircase and First Floor Landing

Upvc double glazed window to side with access to loft.







Bedroom One 3.91m x 3.78m (12'10 x 12'5)

Upvc double glazed window to front and radiator, panelled walling.

Bedroom Two 3.07m x 2.90m (10'1 x 9'6)

Upvc double glazed window to front with fitted wardrobes and radiator.







### Bedroom Three 3.78m x 2.95m (12'5 x 9'8)

Upvc double glazed window to rear and radiator. Fitted with open plan hanging, shelving and drawers and fitted wardrobes.

### Family Bathroom

Two Upvc double glazed obscure windows to rear and side, fitted with a superb suite comprising panelled bath, walk in shower cubicle, low level w.c, wash hand basin within vanity units and heated towel rail.

### Externally

To the front there is a mature established garden and block paved driveway.

To the rear there is an enclosed garden with raised decking area, pebbled borders, block paved patio and feature lawn area. There are also well stocked borders and a storage shed.



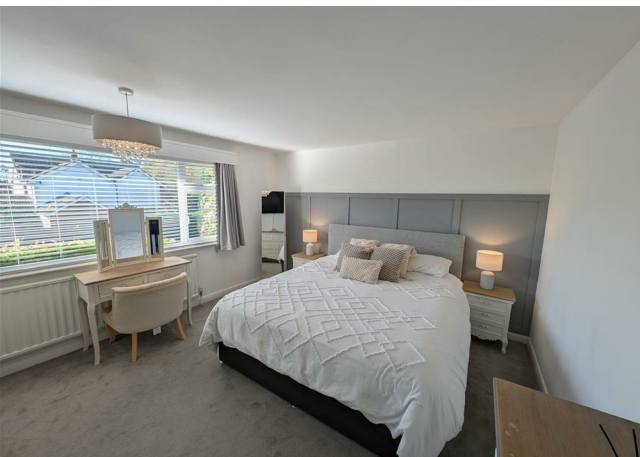


**Council Tax**  
Band C

**Tenure**  
Freehold

**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

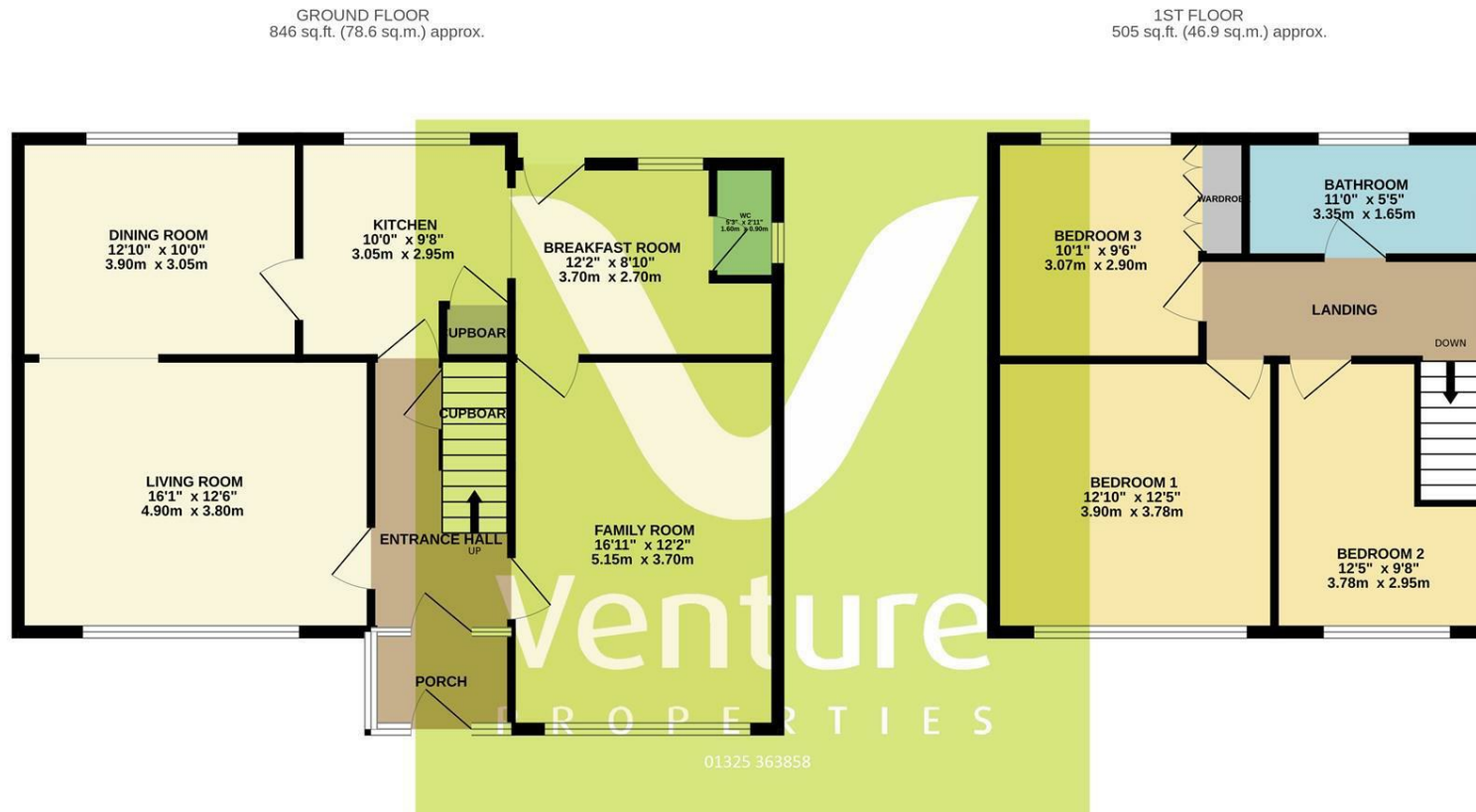








# 176 Salutation Road | Darlington



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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