

**\*\* TWO BED SEMI \*\* \*\* GOOD SIZED REAR GARDEN \*\* \*\* LOCAL AMENITIES WITHIN EASY REACH \*\***  
**\*\* MODERN KITCHEN \*\***

Smith and Friends are pleased to offer for sale this well presented two bedroom mature semi detached property. The property benefits from a modern kitchen bathroom, fully double glazed with gas central heating and is neutrally decorated throughout appealing to a variety of purchasers.

The property is located in the Harrowgate Hill area of Darlington within easy reach of good transport links to both the A1(M) and A66, schools, local supermarkets and bus routes in and out of Darlington town centre.

Please Note: Council Tax Band A. Freehold basis. EPC Band C  
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Saltergate Road, Darlington, DL1 3DX**

**2 Bed - House - Semi-Detached**

**£135,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Saltersgate Road, Darlington, DL1 3DX



## GROUND FLOOR

With an entrance door to the side and stairs to the first floor, a good sized lounge with a bay window and a port hole style window allowing natural light, a modern feature fire and laminate flooring. A modern fitted kitchen with a range of wall and base units, an electric hob and chimney style cooker hood, laminate flooring and a ceramic sink unit. There is also a small utility area with plumbing for an automatic washing machine.

## FIRST FLOOR

A landing leading to two bedrooms and a modern white bathroom suite with wash hand basin set in a vanity basin. A separate w.c. with low level w.c.

## EXTERNALLY

Double wooden gates leading to a good size rear garden which has part artificial lawn with steps down to a lawn area with mature trees and shrubs and there is also a small garden shed.

## ENTRANCE HALL

## LOUNGE

16'1x13'7 (4.90mx4.14m)

## KITCHEN

10'6x9'7 (3.20mx2.92m)

## FIRST FLOOR LANDING

## BEDROOM

12'6x10'11 (3.81mx3.33m)

## BEDROOM

10'9x9'10 (3.28mx3.00m)

## BATHROOM

## SEPARATE W.C.

## FRONT EXTERNAL

## REAR GARDEN



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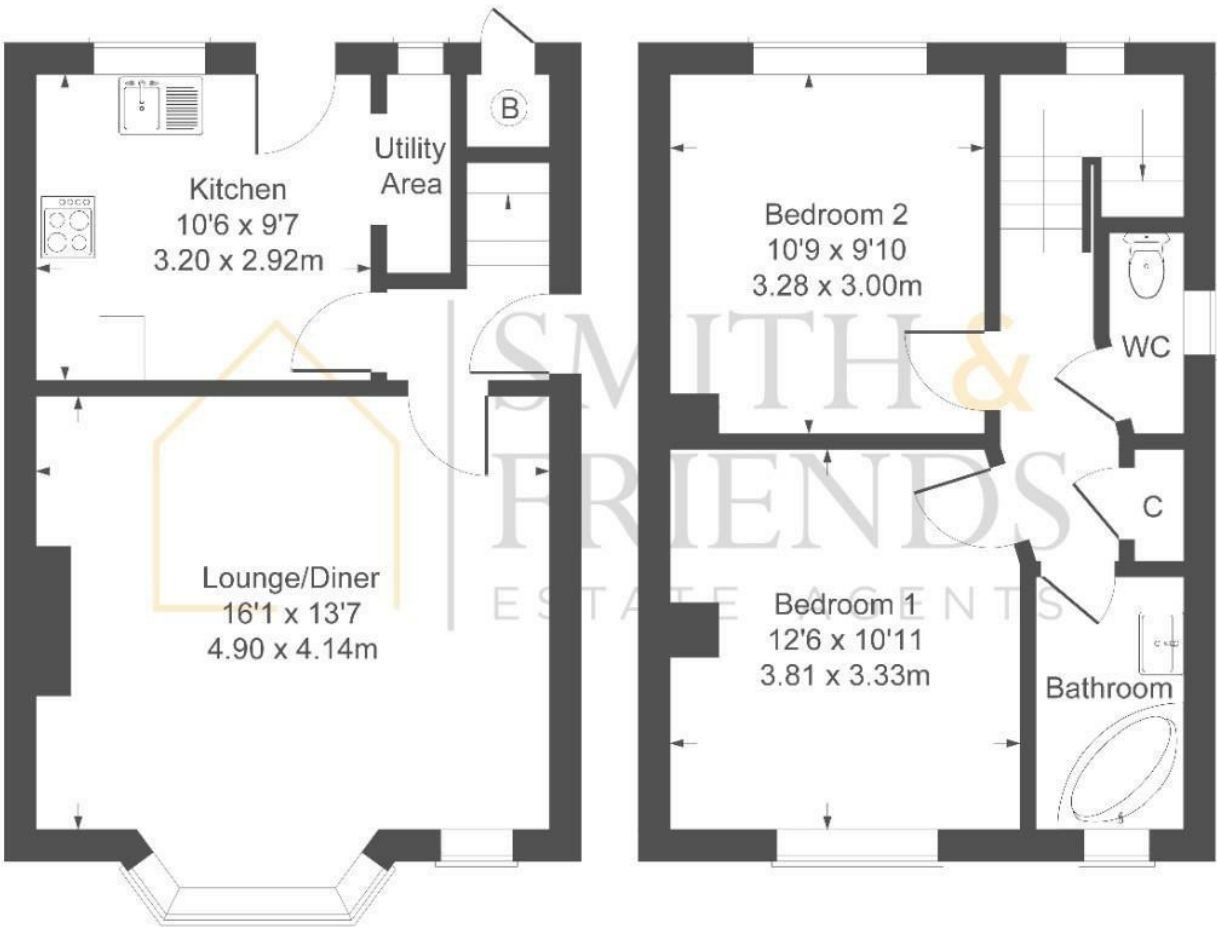




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# Saltersgate Road

Approximate Gross Internal Area  
773 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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