



**** REAR GARDEN ** ** PART TRIPLE GLAZING ** ** SPACIOUS LOUNGE/DINER **
** GARAGE and DRIVEWAY FOR SEVERAL CARS ** ** CLOSE TO LOCAL AMENITIES ****

Smith and Friends have pleasure in bringing this spacious three bed property to the market. Situated in the ever popular Haughton area of Darlington, the property benefits from having triple and double glazed windows and gas central heating. The home lies close to local amenities, including shops, schools, pub and supermarket. Good transport links to the A66, A1(M) and train station are within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to fully appreciate the potential of this family sized home. Early viewing is recommended.

Please Note: Council tax band B. Freehold basis.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Salters Lane South, Darlington, DL1 2AD

3 Bed - House - Semi-Detached

Offers In The Region Of £165,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Salters Lane South, Darlington, DL1 2AD



GROUND FLOOR

A generously sized hallway with stairs to the first floor benefits from a convenient storage cupboard and access the lounge/diner. The spacious lounge features a gas fire with surround and a large bay window. The well proportioned dining area which benefits from having sliding doors overlooking the garden leads to a light and bright kitchen featuring a range of wall and base units, space for a cooker, fridge freezer and washing machine.



FIRST FLOOR

A light and airy landing area benefitting from loft access leads to three bedrooms, a shower room and separate w.c. There are two generously sized double bedrooms with the master featuring a bay window. The third bedroom is a good sized single. A well appointed, contemporary shower room comprises of a large shower cubicle, wash hand basin in vanity unit and heated towel rail. There is a separate low level w.c.



EXTERNALLY

To the front of the property there is a generous resin driveway which continues to the rear allowing parking for several vehicles and leads to a garage with double timber doors. The beautiful rear garden which benefits from a large shed is laid to lawn and features borders with mature plants and shrubs as well as patio and decked areas making it an ideal space to relax in the Summer months.



HALLWAY

LOUNGE

11'11" x 13'4" (3.64m x 4.07m)

DINING AREA

10'6" x 12'7" (3.21m x 3.85m)

KITCHEN

6'5" x 11'9" (1.98m x 3.60m)

FIRST FLOOR LANDING

BEDROOM

11'6" x 13'4" (3.51m x 4.08m)

BEDROOM

10'7" x 10'8" (3.24m x 3.27m)

BEDROOM

8'2" x 8'8" (2.49m x 2.66m)

SHOWER ROOM

5'10" x 7'0" (1.79m x 2.15m)

SEPARATE W.C.

FRONT EXTERNAL

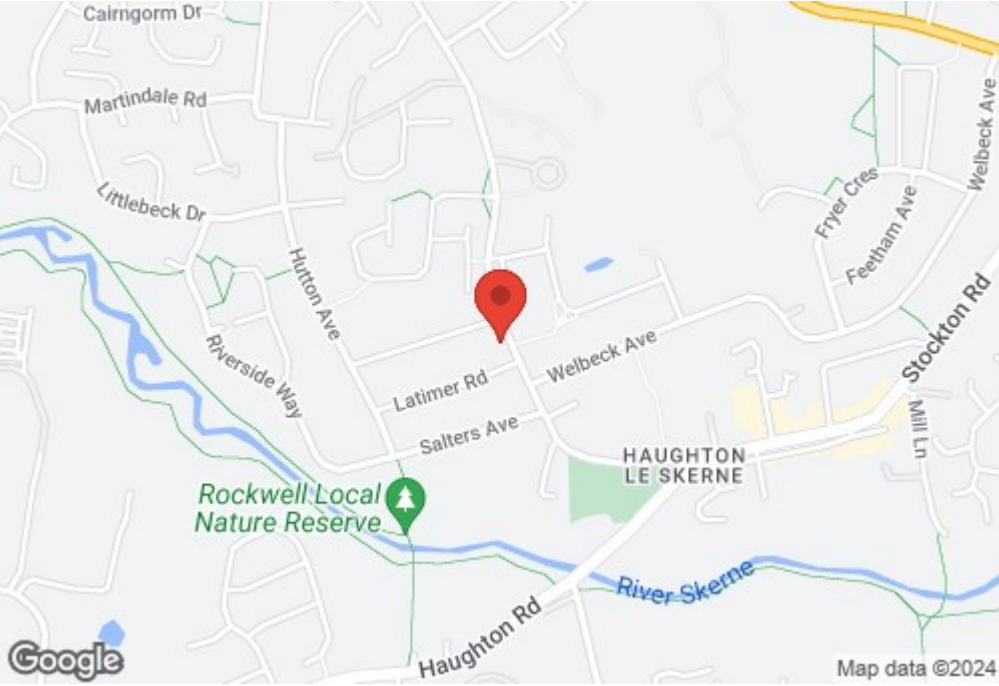
REAR GARDEN

GARAGE

11'9" x 21'3" (3.60m x 6.50m)



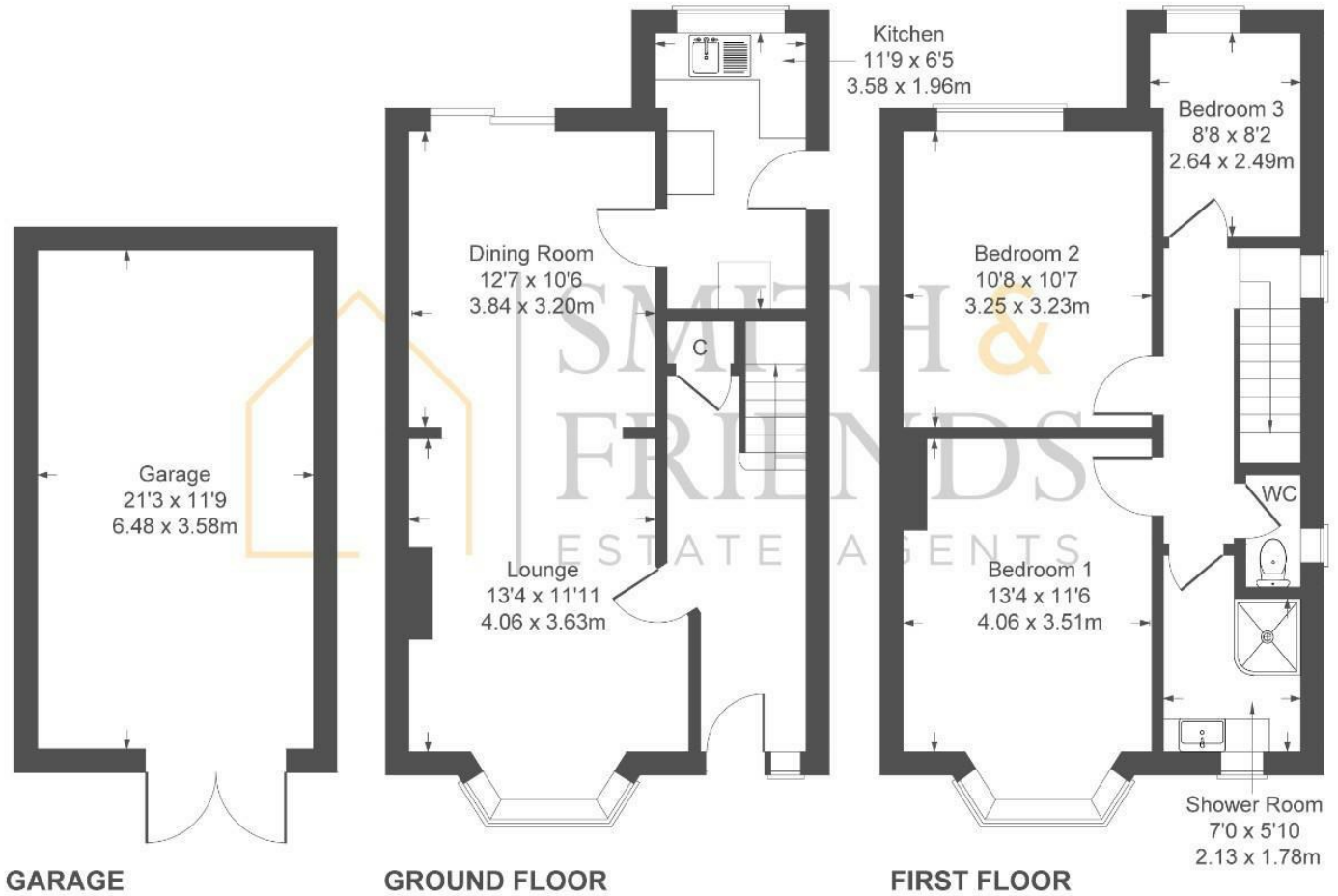
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Salters Lane South

Approximate Gross Internal Area
1219 sq ft - 113 sq m



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		
(81-91) B		
(69-80) C		
(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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