



**** LARGE FOUR BED DETACHED ** ** IMMACUTATELY PRESENTED ****
**** QUIET CUL DE SAC ** ** GENEROUS GARDEN TO REAR ** ** POPULAR LOCATION ****

Smith and Friends are delighted to offer for sale this immaculately presented four bed detached family home. The property which benefits from gas central heating and uPVC double glazing has been lovingly maintained and improved by the current owners to include a contemporary kitchen and conservatory.

The property lies close to local amenities including shops, supermarkets and schooling. 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 be fully appreciated, early viewing is recommended.

Please Note: Council Tax Band D - Freehold
Please contact Smith & Friends to arrange a viewing.

Saltergate Road, Darlington, DL1 3DX

4 Bed - House - Detached

£275,000

EPC Rating:

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Saltergate Road, Darlington, DL1 3DX



GROUND FLOOR

A generous hallway leads to a lounge, kitchen/breakfast room, separate dining room, cloakroom and door to garage.

To the front aspect there is a good sized reception room, currently being utilised as a dining room. The spacious kitchen/breakfast room features LVT flooring and contemporary kitchen with a range of wall and base units, Quartz worktops and integrated appliances including electric double oven, gas hob, extractor, fridge, freezer and dishwasher. Additionally there is a convenient under stairs storage cupboard and door leading to the good sized integral garage. The large lounge which features a gas fire and surround benefits from doors accessing an inviting conservatory. A well proportioned cloakroom features a wash hand basin in vanity unit and a low level w.c.



FIRST FLOOR

A light and airy landing area leads to four good sized bedrooms, en-suite and family bathroom. The generously sized master bedroom which benefits from having fitted wardrobes accesses a good sized en-suite comprising of a shower cubicle, wash hand basin, low level w.c., heated towel rail, fitted storage and LVT flooring. There are two further bedrooms benefitting from fitted wardrobes. The well appointed family bathroom comprises of a bath, separate shower cubicle, wash hand basin and low level w.c.



EXTERNALLY

To the front of the property there is a large driveway allowing parking for several vehicles. A side gate leads to the rear garden which benefits from not being overlooked and is laid to lawn and features a patio and border with well established shrubs, making it an ideal space to enjoy in the warmer months.



HALLWAY

CLOAKROOM/W.C.

LOUNGE

16'11x11'10 (5.16mx3.61m)

CONSERVATORY

12'8x11'1 (3.86mx3.38m)

KITCHEN/BREAKFAST ROOM

15'10x10'8 (4.83mx3.25m)

DINING ROOM

11'2x9'6 (3.40mx2.90m)

FIRST FLOOR LANDING

BEDROOM

11'5x12'3 (3.48mx3.73m)

EN-SUITE SHOWER ROOM

BEDROOM

12'10x10'7 (3.91mx3.23m)



Saltersgate Road, Darlington, DL1 3DX



BEDROOM
11'4x10'7 (3.45mx3.23m)

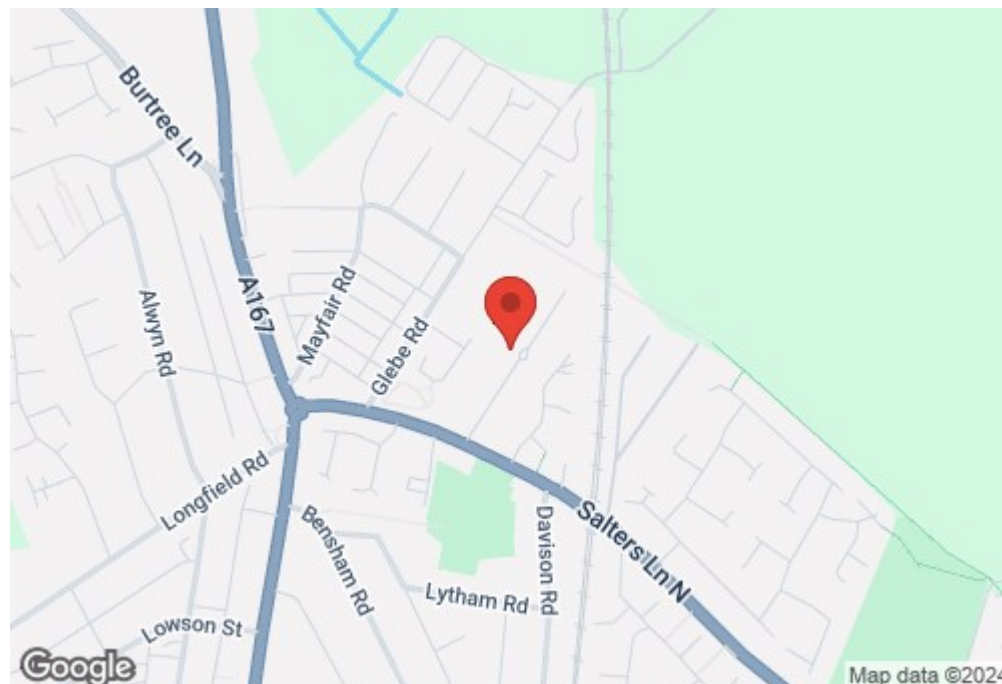
BEDROOM
8'2x9'7 (2.49mx2.92m)

BATHROOM/W.C.
6'1x9' (1.85mx2.74m)

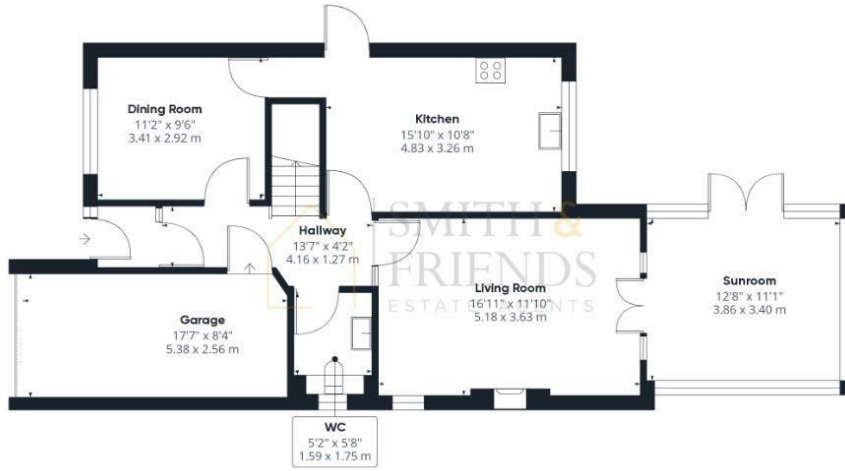
REAR GARDEN

FRONT EXTERNAL

GARAGE
17'7x8'4 (5.36mx2.54m)



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1583.69 ft²
 147.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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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