

**** GENEROUS FOUR BED SEMI DETACHED ** ** THREE RECEPTION ROOMS ****
**** OFF STREET PARKING ** ** POPULAR LOCATION ** ** GOOD TRANSPORT LINKS ****

**** SOLD WITH OR WITHOUT SITTING TENANT ****

Smith and friends have pleasure in bringing this deceptively large four bed property to the market. The property benefits from having uPVC double glazing and gas central heating.

The property lies close to local amenities including schools, shops and supermarkets. Good transport links to the A66 and A1(M) 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 generously proportioned family home.

Please Note: Council tax Band B. Freehold basis.
Please contact Smith & Friends, Darlington for a viewing

Salters Lane North, Darlington, DL1 3EF

4 Bed - House - Semi-Detached

Offers Over £140,000

EPC Rating:

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Salters Lane North, Darlington, DL1 3EF



GROUND FLOOR

A spacious hallway leads to three generously sized reception rooms with the light and bright lounge featuring a large bay window. The third reception room accesses the dual aspect kitchen comprising of a range of wall and base units with integrated appliances including electric oven, hob and extractor. Additionally there is plumbing for an automatic washing machine.

FIRST FLOOR

A light and airy landing area benefitting from having fitted storage leads to four well proportioned bedrooms with the second bedroom featuring fitted wardrobes. The well appointed bathroom features a bath with overhead electric shower, basin and low level w.c.

EXTERNALLY

To the front of the property there is a small walled garden. A gated driveway leads to the rear garden with artificial turf and brick store.

Entrance Hallway

Lounge

14'6" x 12'9" (4.43m x 3.90m)

Reception Room

11'8" x 14'1" (3.57m x 4.30m)

Reception Room

11'7" x 12'10" (3.55m x 3.93m)

Kitchen

11'5" x 8'1" (3.50m x 2.47m)

First floor landing

Bedroom

13'11" x 10'11" (4.25m x 3.34m)

Bedroom

10'5" x 13'1" (3.18m x 3.99m)

Bedroom

11'7" x 8'9" (3.55m x 2.68m)

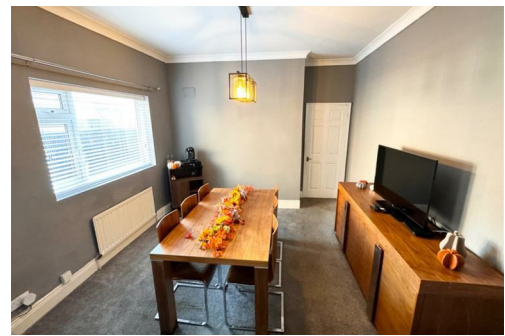
Bedroom

6'10" x 10'4" (2.10m x 3.17m)

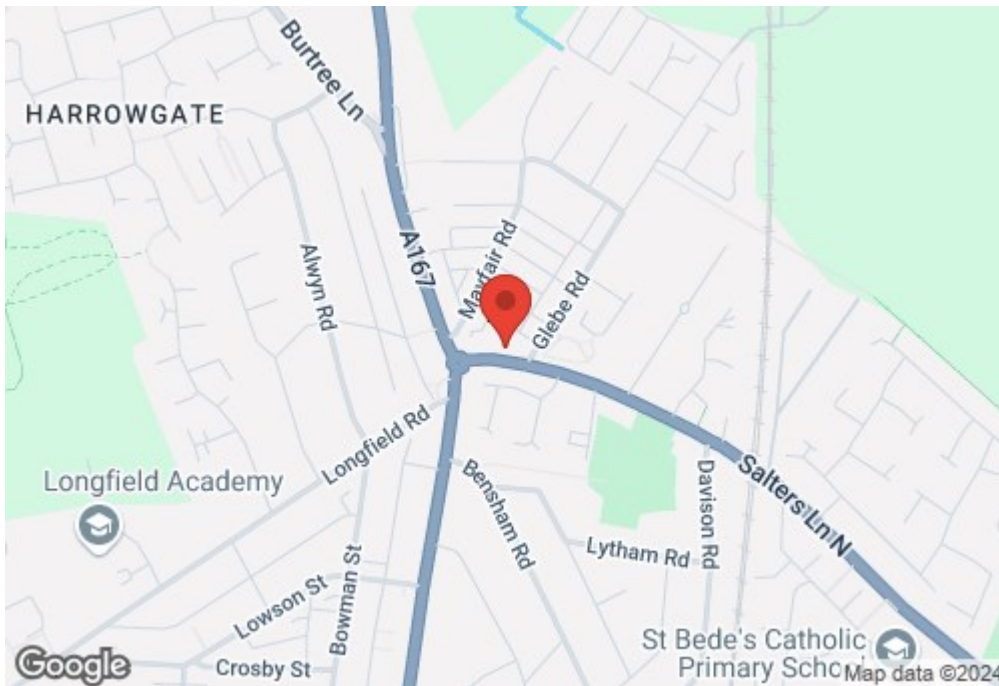
Bathroom/w.c.

5'7" x 8'1" (1.72m x 2.48m)

Rear garden



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Salters Lane North

Approximate Gross Internal Area
1424 sq ft - 132 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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