



Located in the desirable West End of Darlington, this semi-detached house presents an exceptional opportunity for families and individuals alike. The highlight of this home is undoubtedly the large ground floor extension, which has transformed the layout into a stunning open plan kitchen and family area. This contemporary space is perfect for both everyday living and hosting gatherings, allowing for a seamless flow between cooking, dining, and socialising. The Low maintenance landscaped south-facing garden is a true gem, providing a tranquil outdoor retreat that is ideal for enjoying sunny days and evenings. Situated in a popular location, this property is conveniently close to excellent local schools, making it an ideal choice for families. Additionally, the town centre amenities are within walking distance, ensuring that you have easy access to shops, cafes, and other essential services. This delightful home is a must-view for anyone seeking a blend of modern living and a welcoming community atmosphere. Don't miss the chance to make this wonderful property your own.





- POPULAR WEST END LOCATION
- SOUTH FACING LANDSCAPED GARDEN
- OFF STREET PARKING
- SUPERB GROUND FLOOR EXTENSION
- EASY ACCESS TO TOWN CENTRE AMENITIES

#### **GENERAL INFORMATION:**

Tenure: Freehold

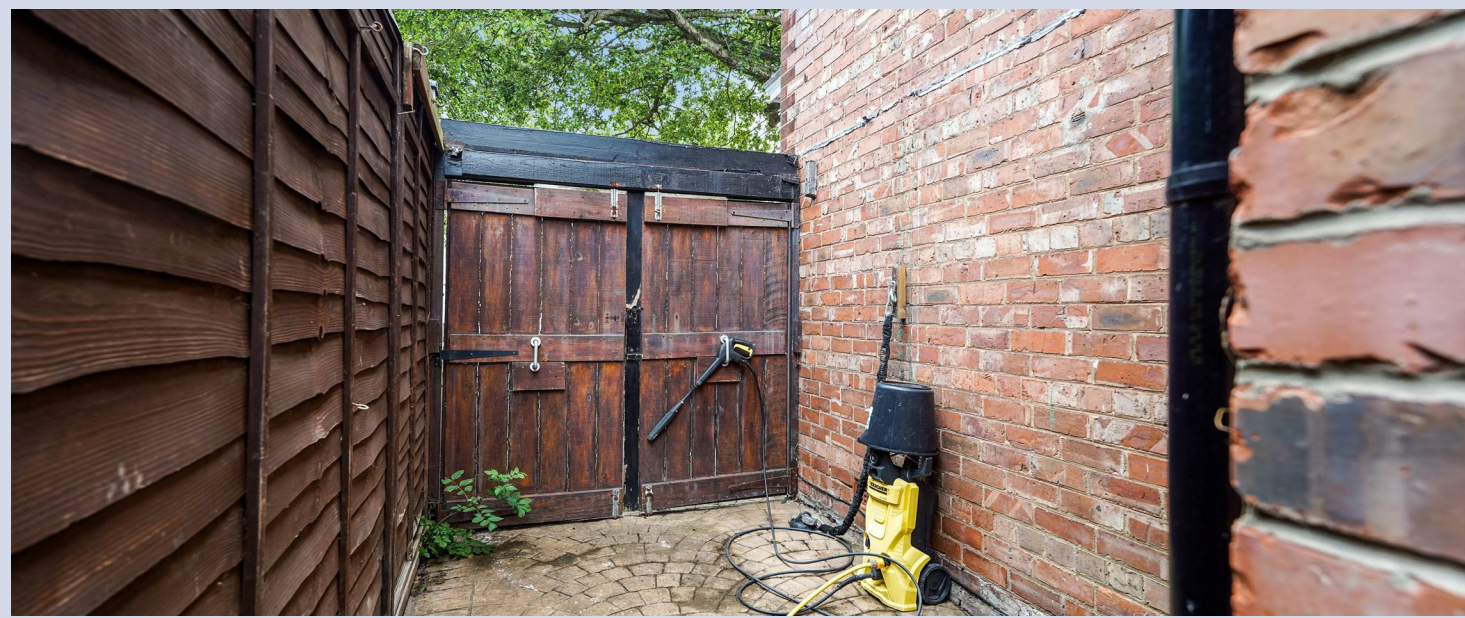
Services: Gas central heating, mains electric, water and drainage.

Double glazing

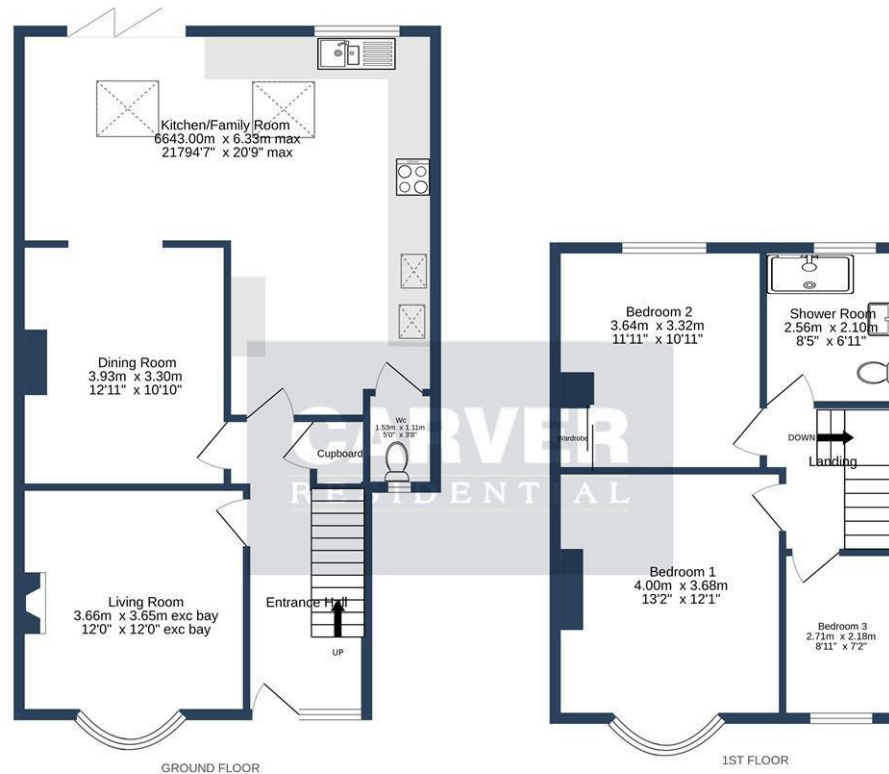
Local Authority: Darlington Borough Council (Tax Banding C)











SALUTATION ROAD, DARLINGTON. DL3 8JN.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(49-54) <b>E</b>		
(35-48) <b>F</b>		
(1-34) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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