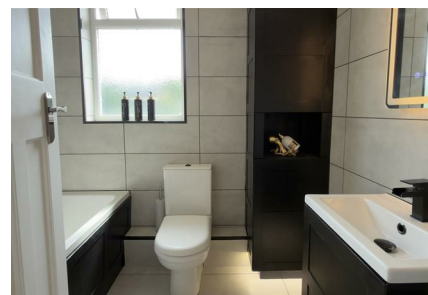


Salutation Road, Darlington, DL3 8JP  
Offers in the region of £310,000



## Salutation Road, Darlington, DL3 8JP

Offers in the region of £310,000  
Council Tax Band: C

Located in the heart of Darlington's sought-after West End, and within walking distance of highly regarded primary and secondary schools, this exceptional extended three-bedroom semi-detached residence has undergone a significant programme of renovation and improvement to an outstanding standard, with little expense spared in creating a truly stunning family home.

Beautifully presented throughout, the property immediately impresses with its light and airy welcoming hallway, accessed via a stylish composite entrance door, setting the tone for the sumptuous interior design to follow.

The ground floor offers superbly versatile living accommodation with three reception areas in total, perfectly suited to modern family life and entertaining. A cosy and inviting front lounge provides an elegant retreat, whilst the separate dining room enjoys a pleasant open aspect through to the stunning garden room, creating a seamless flow of space and natural light. The garden room leads effortlessly into the beautifully appointed contemporary kitchen, which has been thoughtfully designed to an exceptional specification featuring a high ceiling with skylight, quality work surfaces, and boiling water tap. A useful ground floor WC further enhances the practicality of this impressive layout.

To the first floor, the landing leads to three well-proportioned bedrooms, comprising two doubles and a good-size single room. The principal bedroom benefits from attractive fitted wardrobes, while the luxurious contemporary bathroom has been finished to an excellent standard with quality fixtures and fittings.

Externally, the property continues to impress with a large rear garden enjoying a favourable south aspect, ideal for outdoor entertaining and family enjoyment. To the front is a low-maintenance garden alongside a driveway providing off-street parking, with side access leading to the rear garden and a useful garage offering excellent storage space.

The extensive renovation works carried out also include re-plastering, quality flooring and redecoration throughout and landscaped garden, resulting in a property of quality and style.

This is a fabulous opportunity to acquire a beautifully renovated home in one of Darlington's most popular residential locations, offering versatile accommodation, exceptional finish, and superb family living both inside and out.

Please note:

Gas central heating via a Baxi 600 'Combi' boiler

Council tax Band - C

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per

client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.

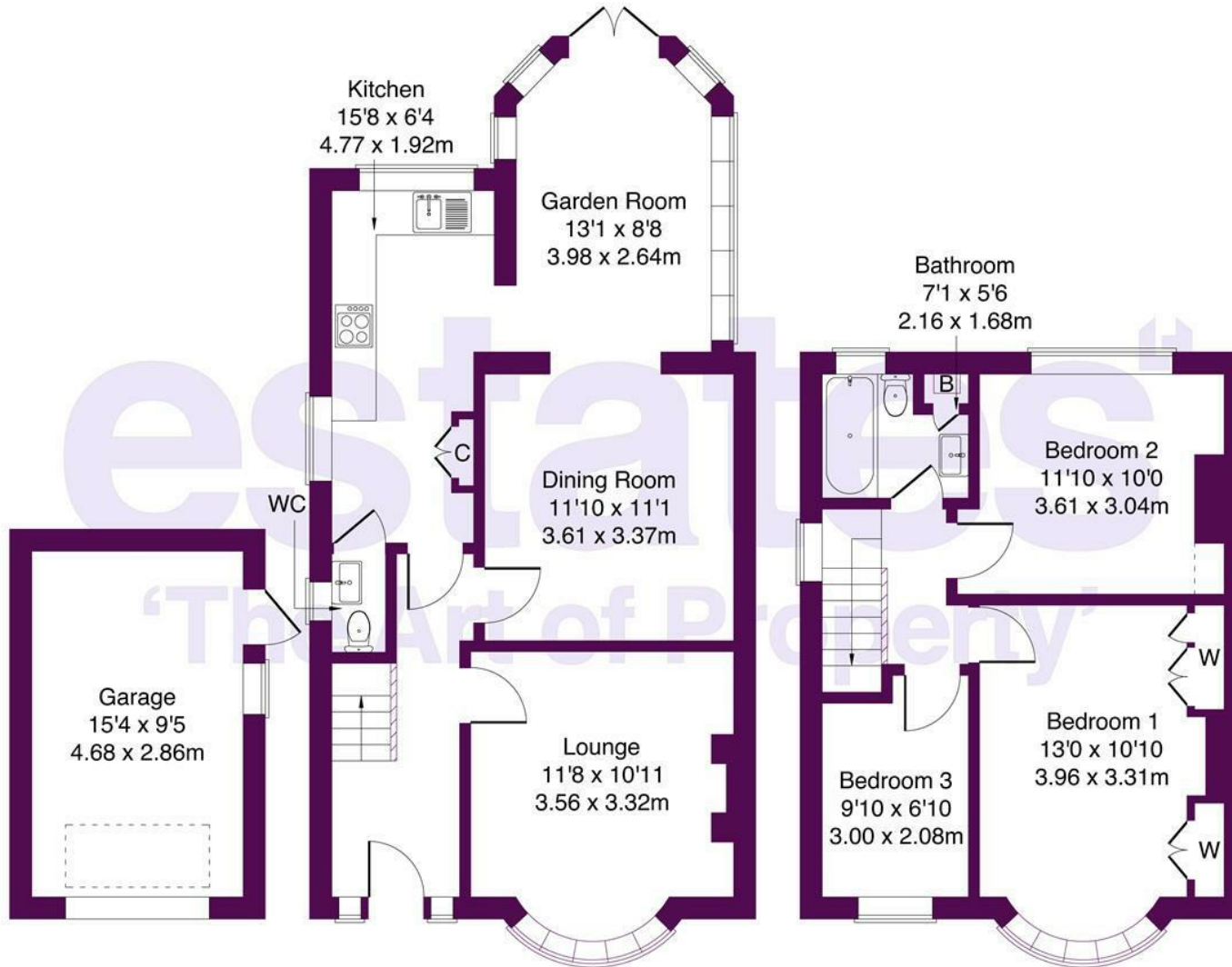


# Salutation Road, Darlington, DL3 8JP

Approximate Gross Internal Area: (1173 sq ft - 109 sq m.)

**estates**<sup>4</sup>  
 'The Art of Property'

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Garage

Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026  
 For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		57	73
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	