Salters Avenue, Darlington, DL1 2AB
Offers in excess of £200,000

estates
'The Art of Property'

Salters Avenue, Darlington, DL1 2AB
Offers in excess of £200,000
Council Tax Band: B

Landscaped South-facing Garden | Modern Kitchen | Popular Location | Two Reception Rooms | Generous Accommodation | Sumptuous Interior

A beautifully presented and tastefully decorated, larger than average home, beautifully presented, two reception rooms, and an exceptional landscaped rear garden enjoying a southerly aspect with a fabulous degree of privacy, as not overlooked to the rear.

Set back from the road behind an attractive front garden, the property benefits from a driveway providing convenient off-street parking. Internally, a welcoming entrance hall leads to a cosy front lounge featuring an attractive bay window, while the generous dining room enjoys an open aspect to the beautifully appointed modern kitchen, creating an excellent space for everyday living and entertaining. A useful ground-floor cloakroom/WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, comprising two doubles and a good-sized single, together with a well appointed shower room. Further benefits include UPVC double-glazed windows and gas central heating via a Viessmann combination boiler.

The standout feature is undoubtedly the beautifully improved and maintained rear garden, landscaped in 2025. Offering an excellent degree of privacy and a favourable southerly aspect, it provides a wonderful setting for outdoor dining, entertaining and relaxing in the sunshine.

Location: Situated within the popular Haughton area of Darlington, the property is conveniently placed for local shops, everyday amenities and schooling, including the Education Village, which is within walking distance. Darlington town centre is just a short drive away, while excellent transport links provide convenient access to the A1(M) & A66, making the location ideal for families and commuters.

Combining spacious accommodation, stylish presentation and a superb private garden, this is a particularly appealing home offering comfort, practicality and an excellent setting in a well-established residential area.

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Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER

All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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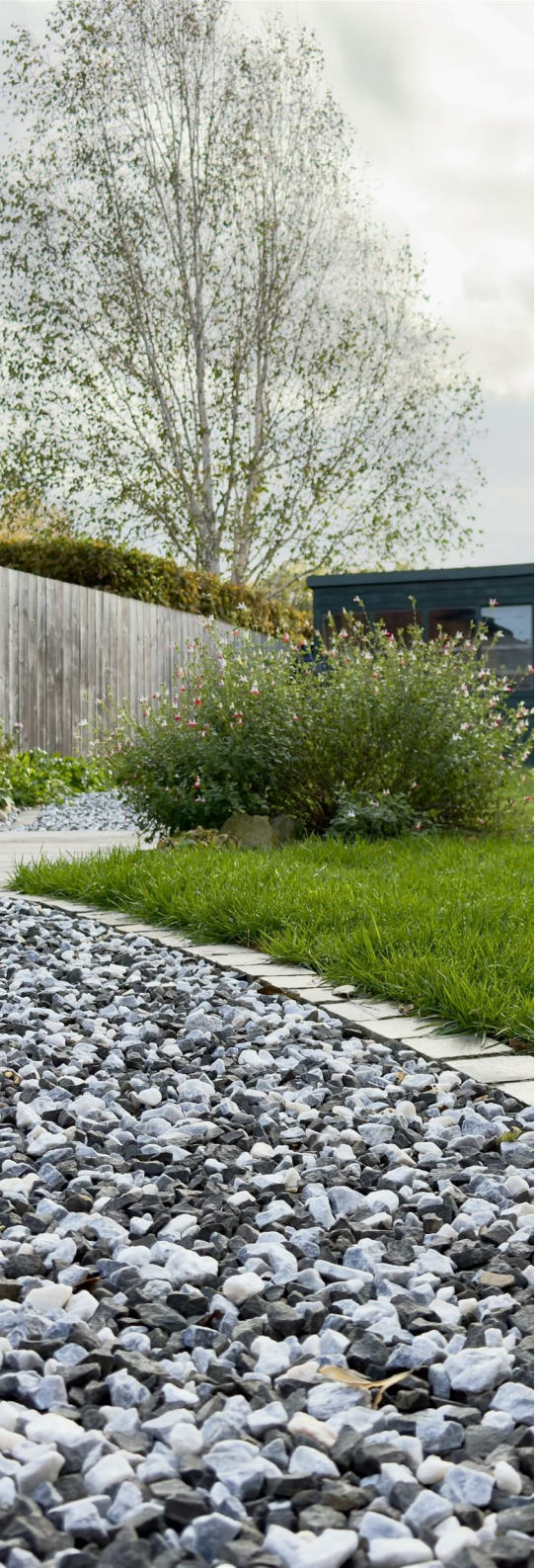

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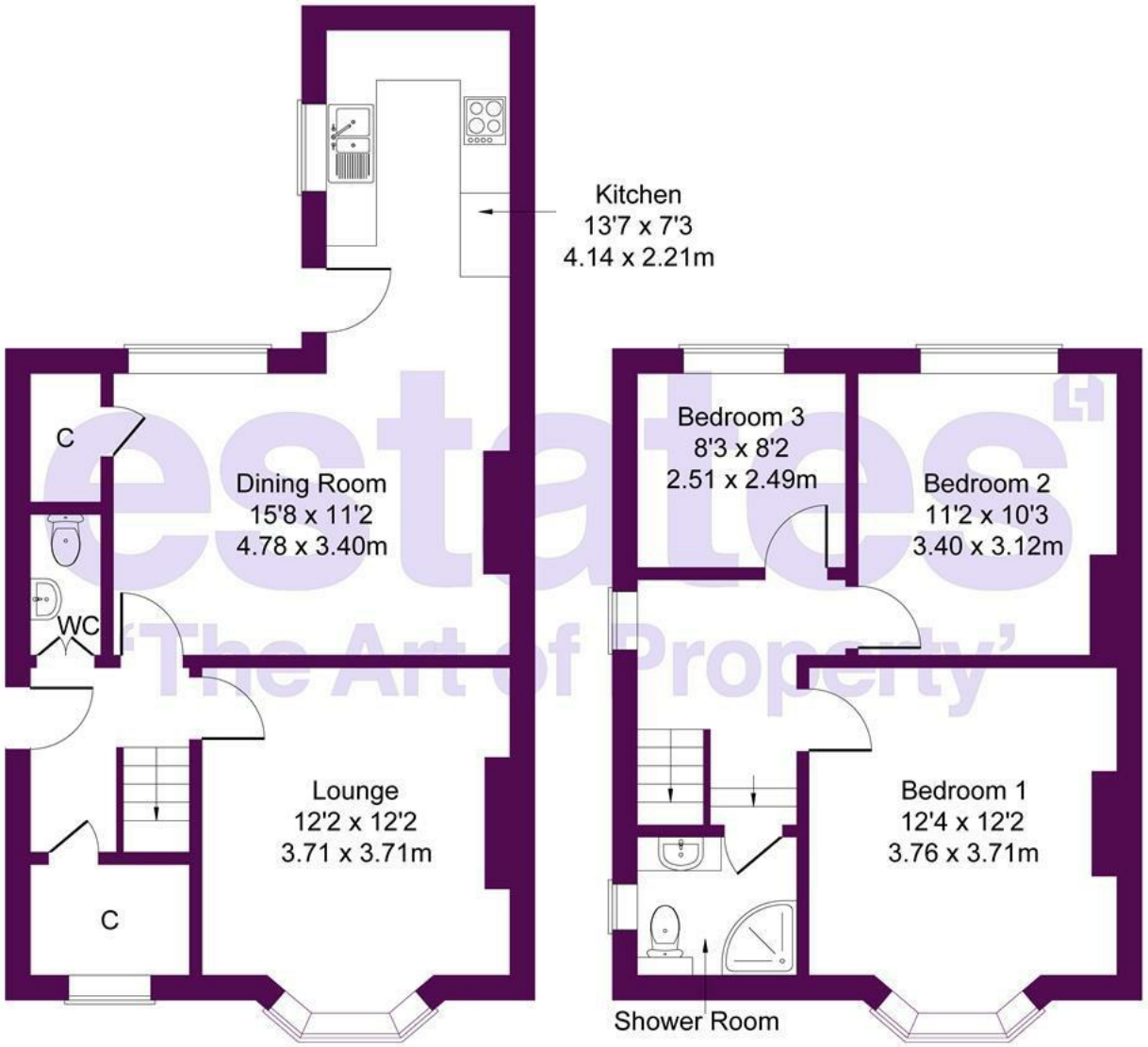
Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026

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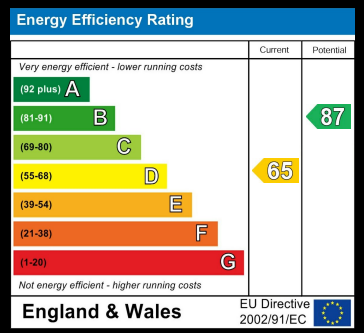
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