



**** SOUTH FACING GARDEN ** ** NO ONWARD CHAIN ** ** GOOD TRANSPORT LINKS ****
**** ALLOCATED PARKING TO REAR ****

Smith and Friends are delighted to bring this three bed family home to the market. Situated on a modern development in the ever popular Eastbourne area of Darlington, the property benefits from uPVC double glazing and gas central heating.

The property lies close to local amenities including shops, supermarket, retail park and schooling and within walking distance of the town centre. 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, early viewing is recommended.

Council tax band - B. Freehold basis. EPC Band C
Please contact Smith & Friends to arrange of viewing (formerly Robinsons Tees Valley)

Blackmoor Close, Darlington, DL1 4RU

3 Bed - House - End Terrace

Offers In The Region Of £120,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Blackmoor Close, Darlington, DL1 4RU



GROUND FLOOR

Entrance vestibule benefitting from a convenient cloakroom comprising of a low level w.c. and wash hand basin. The spacious lounge features an electric fire with surround while the good sized kitchen/diner features French door accessing the garden and comprises of a range of wall and base units with integrated appliances including electric oven, gas hob and extractor. Additionally there is space for a washing machine and fridge.



FIRST FLOOR

A light and bright landing benefitting from loft access leads to two good sized double bedrooms and a single bedroom. The bathroom comprises of a bath, wash hand basin and low level w.c.



EXTERNALLY

There is a small lawned garden to the front of the property. The rear garden benefits from having a Southerly aspect with side gate leading to an allocated rear parking space.

ENTRANCE VESTIBULE

GROUND FLOOR W.C.

LOUNGE

14'6" x 15'9" (4.42m x 4.82m)

KITCHEN

14'5" x 8'2" (4.41m x 2.50m)

FIRST FLOOR LANDING

BEDROOM

8'5" x 13'3" (2.58m x 4.06m)

BEDROOM

8'5" x 12'1" (2.59m x 3.70m)

BEDROOM

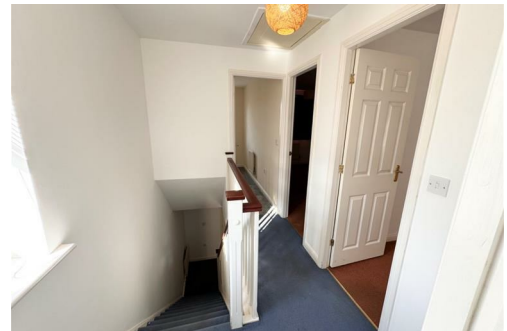
5'8" x 12'0" (1.74m x 3.66m)

BATHROOM/W.C.

6'1" x 5'5" (1.86m x 1.67m)

FRONT EXTERNAL

REAR GARDEN



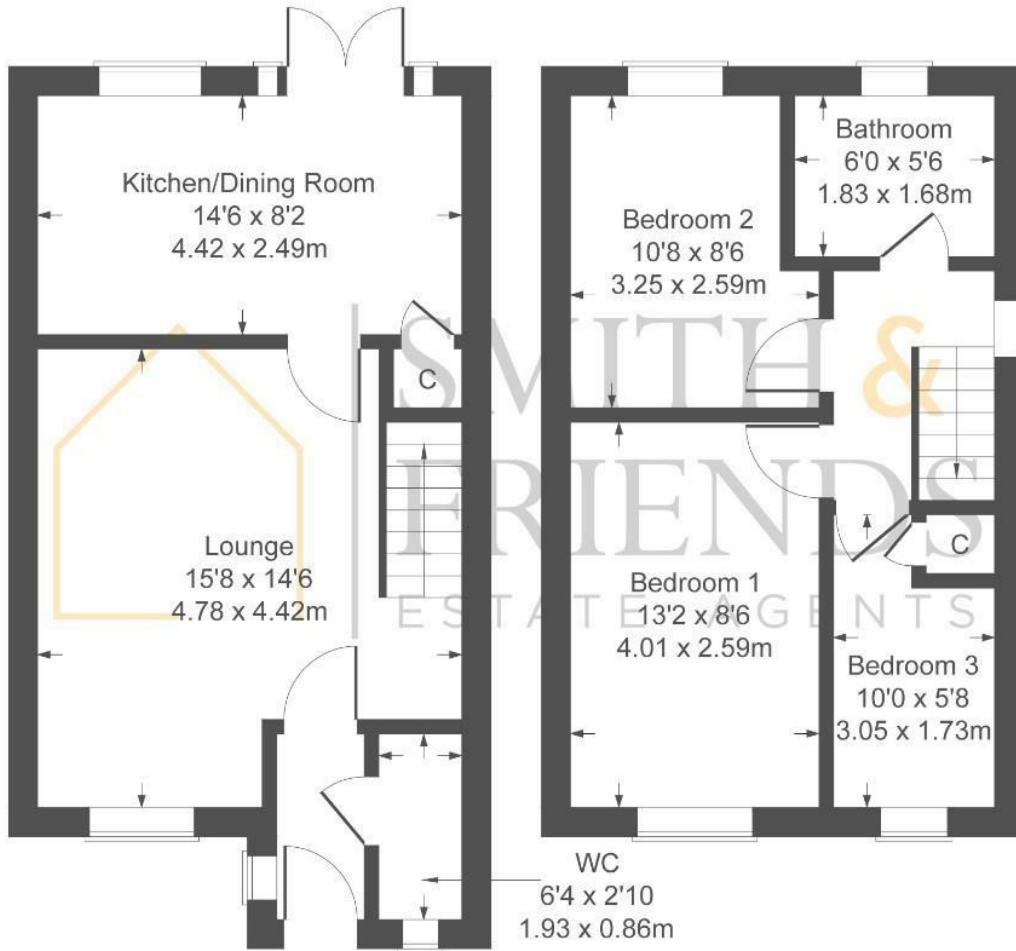
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Blackmoor Close

Approximate Gross Internal Area
730 sq ft - 68 sq m



GROUND FLOOR

FIRST FLOOR

**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			87
(81-91) B			
(69-80) C		72	
(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	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

