



**Blackmoor Close, DL1 4RU**  
**2 Bed - House - End Terrace**  
**Offers In Excess Of £110,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Blackmoor Close, DL1 4RU

\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR \*\*\*

\*\*\* ALLOCATED PARKING, CORNER PLOT \*\*\*

This lovely two bedroom end-terraced property for sale, positioned on a corner plot within a quiet cul-de-sac, situated within the sought after area of Moorfields, Darlington. Located close to local amenities and good schooling.

The property briefly comprises of; Entrance Hall, Kitchen, Open-Plan Living / Dining Room with French Doors to the Rear Garden. The First Floor provides a Landing, Two Double Bedrooms and a Family Bathroom.

Externally, the property has lawn gardens to the front and rear, with Allocated Parking to the rear.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



## GROUND FLOOR

### Entrance Hall

8'07 x 2'10 (2.62m x 0.86m)

### Downstairs WC

2'10 x 5'05 (0.86m x 1.65m)

### Living Room

12'10 x 15'02 (3.91m x 4.62m)

### Kitchen

6'06 x 7'11 (1.98m x 2.41m)

## FIRST FLOOR

### Landing

6'09 x 6'02 (2.06m x 1.88m)

### Bedroom 1

8'00 x 12'11 (2.44m x 3.94m)

### Bedroom 2

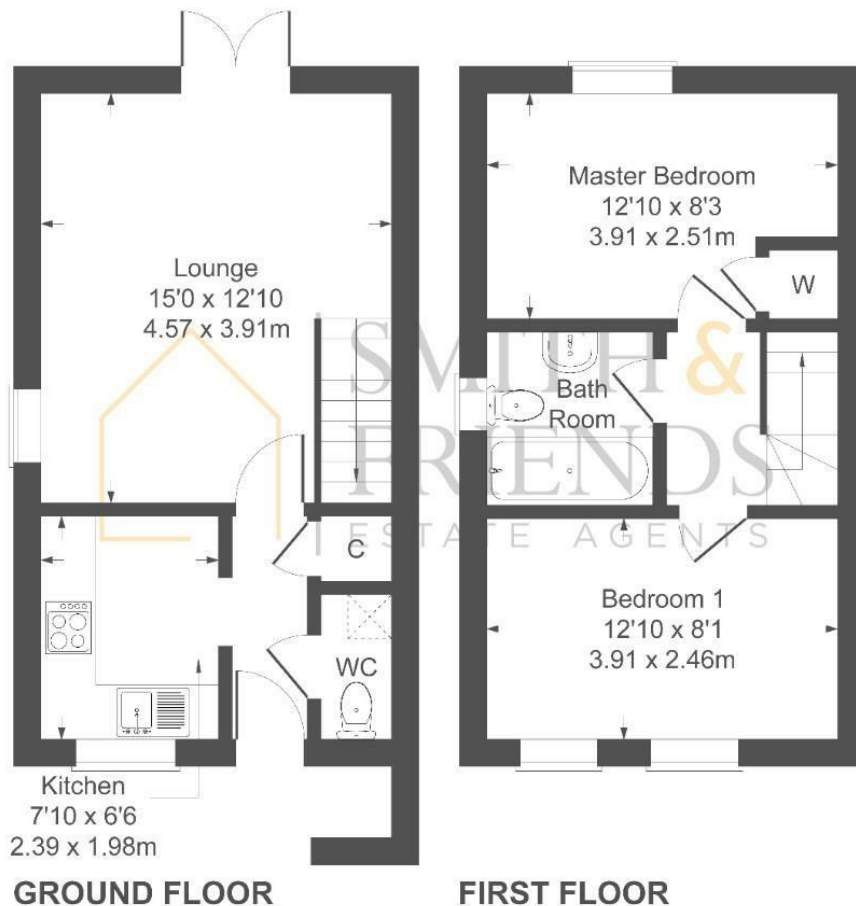
8'07 x 12'10 (2.62m x 3.91m)

### Family Bathroom

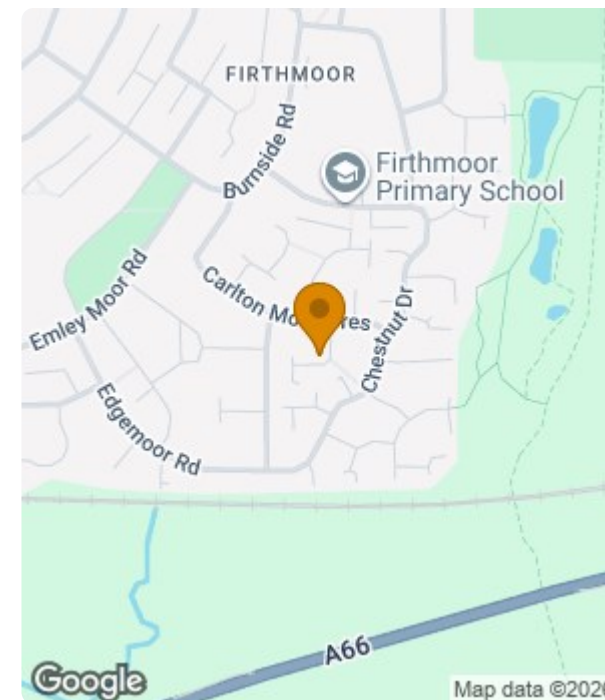
6'05 x 6'05 (1.96m x 1.96m)

# Blackmoor Close

Approximate Gross Internal Area  
607 sq ft - 56 sq m



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) 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		
<b>England &amp; Wales</b>	77	82
	EU Directive 2002/91/EC	

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.

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

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH &  
FRIENDS**  
ESTATE AGENTS