



Blackmoor Close

Darlington DL1 4RU

£125,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Blackmoor Close

Darlington DL1 4RU



- Three Bedroom End Terrace Property
- Priced to Sell
- Two Parking Bays To The Front

- Moorfields Location
- Council Tax Band B
- Can Be Sold With A Tenant Paying £750pcm

- Rear Garden
- EPC Rating C
- Modern Interior

Welcome to this charming three-bedroom end terrace house located on Blackmoor Close in the desirable area of Darlington. This property boasts a modern design that is both stylish and functional, making it an ideal home for families or professionals alike.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen provides ample space for culinary creations, while the adjoining dining area ensures that mealtimes can be enjoyed together.

The property features three comfortable bedrooms, each designed to provide a peaceful retreat at the end of the day. The bathroom is conveniently located and equipped with modern fixtures, catering to all your daily needs.

One of the standout features of this home is the enclosed garden at the rear, offering a private outdoor space for children to play or for hosting summer barbecues with friends and family. Additionally, there are two parking bays at the front of the property, providing convenient off-street parking for up to two vehicles.

This property can be sold with a sitting tenant currently paying £750 per calendar month, making it an attractive option for investors looking to expand their portfolio. Whether you are seeking a new family home or a sound investment opportunity, this end terrace house on Blackmoor Close is sure to impress. Don't miss the chance to make this delightful property your own.

Entrance Hallway

With composite door to the front and radiator.

Downstairs Cloakroom

With low level wc, wash hand basin and obscure window to the front.

Lounge

15'11 x 13'6 (4.85m x 4.11m)

Upvc double glazed window to the front, feature fireplace, staircase to the first floor and radiator.

Kitchen/Diner

13'5 x 8'9 (4.09m x 2.67m)

Upvc double glazed window to the rear and double doors to the rear, Kitchen Area is fitted with a range of grey wall, base and drawer units, contrasting work surfaces, part tiled walls, composite sink unit with mixer tap, four ring gas hob, oven and extractor, under stairs storage cupboard, laminate flooring and space for table and chairs.

First Floor

Landing. Upvc double glazed window to the side.

Bedroom One

13'6 x 8'10 (4.11m x 2.69m)

Upvc double glazed window to the front, radiator, cupboard housing the hot water tank

Bedroom Two

9'11 x 7'6 (3.02m x 2.29m)

Upvc double glazed window to the rear and radiator.

Bedroom Three

7'9 x 6'8 (2.36m x 2.03m)

Upvc double glazed window to the rear and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level wc, wash hand basin in vanity unit, radiator, vinyl flooring, part tiled walls.

Externally

There is an open plan garden to the front with two parking spaces. The rear garden is laid to lawn with patio and gated access.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 688 ft² / 64 m²

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

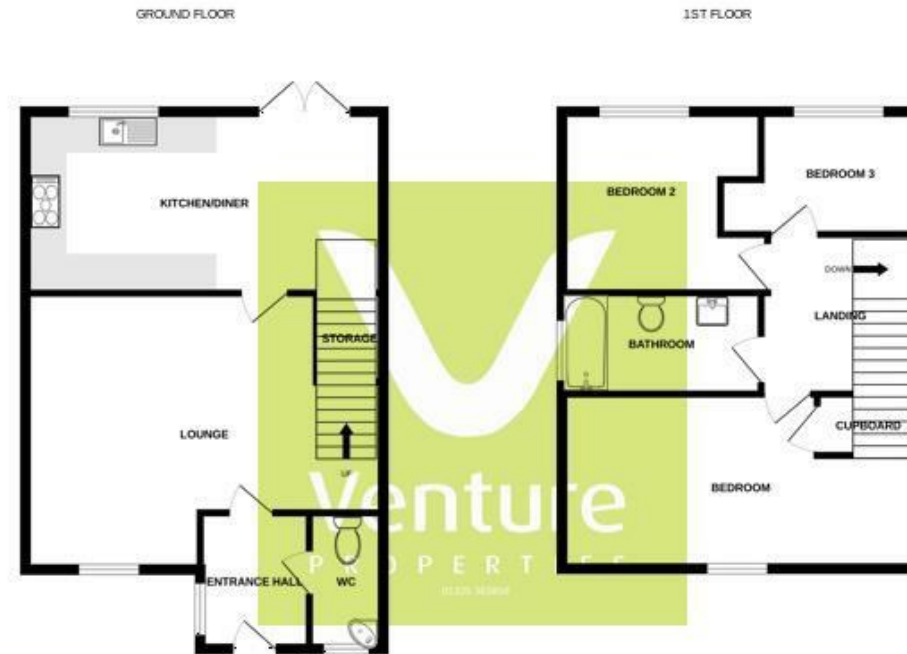
BT

Sky

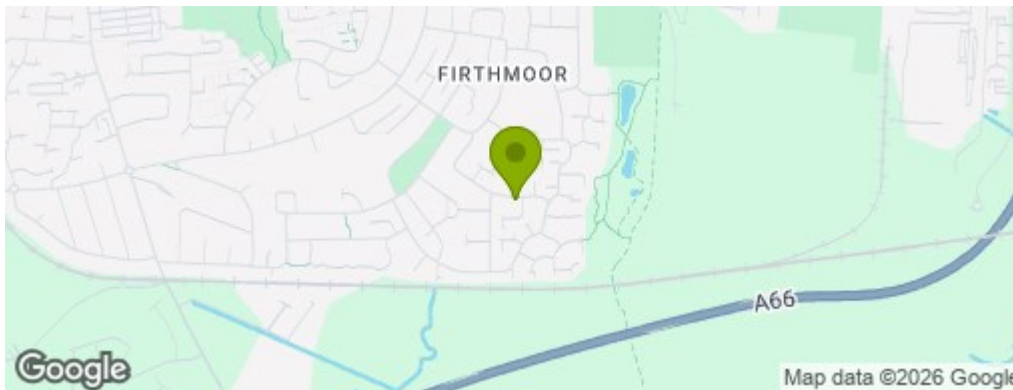
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, 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.
Made with iStock 0326



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com