



**Barnard Close, Newton Hall, DH1 5XN**  
**5 Bed - House - Semi-Detached**  
**Offers In The Region Of £235,000**

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# Barnard Close, Newton Hall, DH1 5XN

Spacious & Well Presented Family Home \*\* Very Popular Location \*\* Good Local Amenities & Road Links \*\* Gardens, Parking & Garage \*\* Double Glazing & GCH \*\* Freehold \*\* Early Viewing Advised \*\*

The floor plan briefly comprises: entrance porch, hallway, comfortable through lounge dining room with patio doors to the rear garden, good sized kitchen breakfast room with patio doors to the rear garden. The first floor has five bedrooms and shower room/wc. Outside the property enjoys a pleasant position with front and rear gardens, driveway and garage.

Newton Hall is a popular residential development situated approximately 3 miles to the North of Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available. Local neighbourhood shops and schools are also available within the development itself, as well as the nearby Arison Retail Park. It is well placed for commuting purposes being within a few minutes drive of the A(167) Highway and A1(M) Motorway which provide good road links to both North and South.

## Entrance Porch

## Hallway

## Lounge

13'10" x 11'6" (4.22 x 3.51)

## Dining Room

10'7" x 8'6" (3.23 x 2.59)

## Kitchen

8'6" x 7'9" (2.59 x 2.36)

## Breakfast Area

10'7" x 8'6" (3.23 x 2.59)

## First Floor

## Bedroom

10'7" x 8'10" (3.23 x 2.69)

## Bedroom

11'0" x 9'10" (3.35 x 3.00)

## Bedroom

13'11" x 8'8" (4.24 x 2.64)

## Bedroom

9'0" x 7'7" (2.74 x 2.31)

## Bedroom

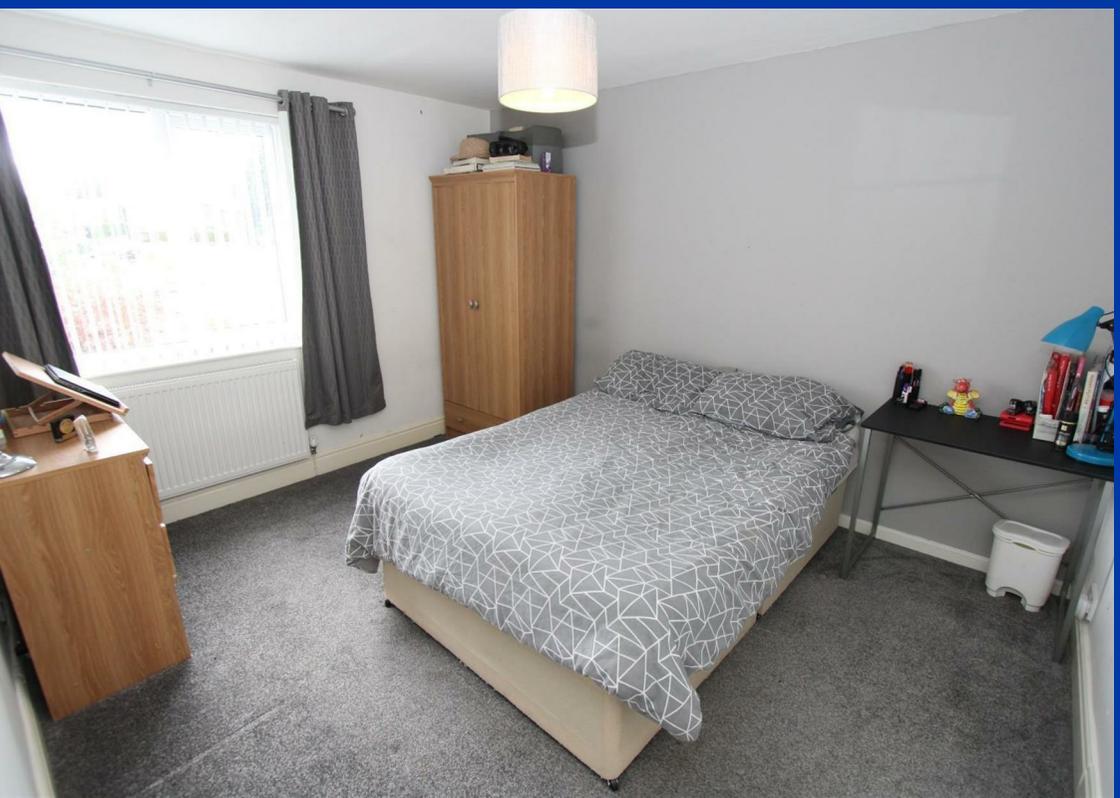
8'8" x 7'10" (2.64 x 2.39)

## Shower Room/WC

## Tenure - Freehold

Council Tax Band C - Approx. £1901 PA





# Barnard Avenue

Approximate Gross Internal Area  
1310 sq ft - 122 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.