



**Barrington Close, Durham City, DH1 5BX**  
**4 Bed - House - Townhouse**  
**Offers Over £235,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

COMPETITIVE PRICE \*\* WALKING DISTANCE TO CITY CENTRE \*\* MODERN TOWN HOUSE HOME \*\* PRIME LOCATION \*\* POPULAR DEVELOPMENT \*\* CLOSE TO GOOD SCHOOLS, AMENITIES AND TRANSPORT LINKS \*\* TWO PARKING SPACES \*\* FOUR BEDROOMS & TWO BATHROOMS \*\* SUPERBLY PRESENTED ACCOMMODATION SPREAD OVER 3 FLOORS \*\* UPVC DOUBLE GLAZING \*\* ENCLOSED GARDEN \*\* GAS CENTRAL HEATING \*\* MUST BE VIEWED \*\*

Occupying a pleasant position within this modern development the property offers accommodation which briefly comprises: entrance hallway with cloakroom, lounge with double glazed french doors giving access to the rear garden and a kitchen/breakfast room. To the first floor there are two bedrooms and a family bathroom. To the second floor there is a master bedroom with en suite shower room and a further bedroom. Externally there are gardens to the rear of the property. There are also two rear parking spaces.

Barrington Close is located just on the outskirts of Durham City centre where a comprehensive range of shopping, recreational facilities and amenities are available. Also close to County Hall, University Hospital, Land Registry and Aykley heads. It is conveniently situated for commuting purposes being within a few minutes drive of the A167 highway which provides good road links to both North & South. ENERGY RATING C

Council Tax Band D - approx. £2316 PA

EPC rating C

There is an annual management fee for the grounds ie grass cutting, hedge trimming etc around £120



**GROUND FLOOR:**

**ENTRANCE HALL**

**CLOAKROOM/WC**

**LOUNGE**

14'08" x 13'0" (4.47 x 3.96)

**KITCHEN/BREAKFAST ROOM**

16'0" x 7'10" (4.88 x 2.39)

**FIRST FLOOR:**

**BEDROOM 2**

12'11" x 12'04" (3.94 x 3.76)

**BEDROOM 4**

11'01" x 6'03" (3.38 x 1.91)

**BATHROOM/WC**

**SECOND FLOOR:**

**BEDROOM 1**

15'04" x 13'0" (4.67 x 3.96)

**EN SUITE SHOWER ROOM**

**BEDROOM 3**

11'09" x 9'03" (3.58 x 2.82)

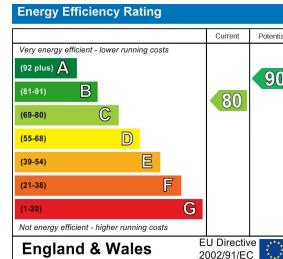
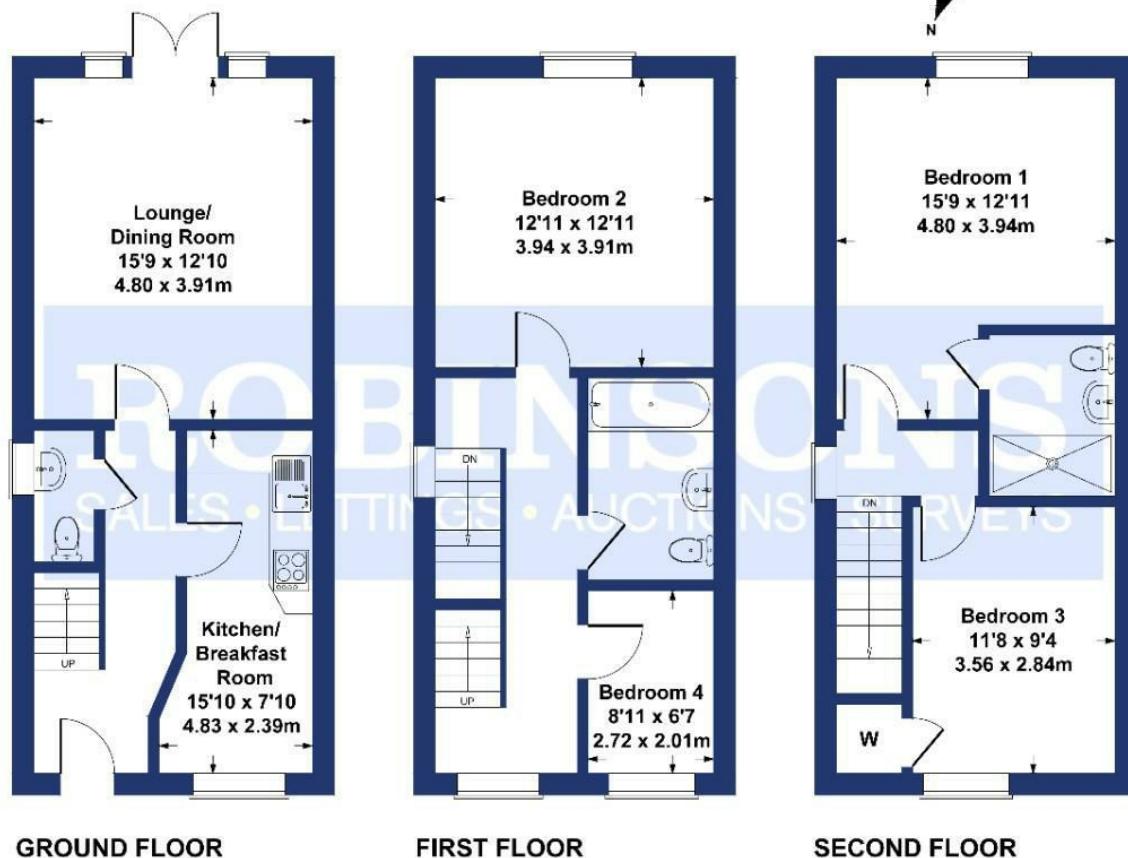




# Barrington Close

Approximate Gross Internal Area

1235 sq ft - 115 sq m



#### 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.

Produced by Potterplans Ltd. 2023

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.