



Barrington Close, Dryburn, DH1 5BX
4 Bed - House - Townhouse
£1,300 PCM

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Unfurnished ** Recently Decorated ** New Carpets Throughout
** Very Popular & Convenient Location ** Well Presented **
Parking ** Enclosed Rear Garden ** Early Viewing Advised **

This stylish modern home occupies a prime position within a sought-after contemporary development and offers well-planned accommodation across three floors.

On the ground floor, a welcoming hallway provides access to a cloakroom/WC, generously sized kitchen-diner which is fitted with a range of integrated appliances, and comfortable living room which has French doors to the rear garden and decked patio area. The first floor has two bedrooms and bathroom/WC. The second floor has two bedrooms, one of which has en-suite shower room/WC. Outside, the property benefits from a private rear garden and a double driveway, ensuring ample parking.

Situated in one of Durham's most desirable residential areas, this property lies just one and a half miles from the city centre, offering easy access to its wide range of shopping, leisure, and cultural amenities. It is ideally positioned for County Hall, The University Hospital, Durham Land Registry, and Aykley Heads, with everyday shops and services available nearby in Framwellgate Moor. Excellent transport links make it well-suited for commuting, with the A167 just minutes away, providing convenient routes north and south, and Durham railway station located within a mile.

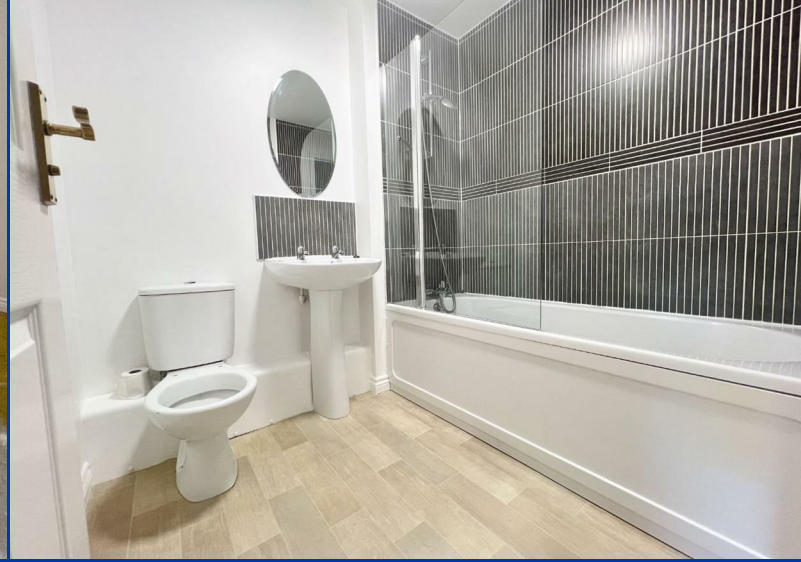
Council Tax Band - D Annual Cost - £2320.54

EPC Rating - C

BOND £1300| MINIMUM 6 MONTHS TENANCY

Specifications: No smokers, No pets

Required Earnings: Tenant Income - £46,800.00 Guarantor
Income (If Required) - £46,800.00



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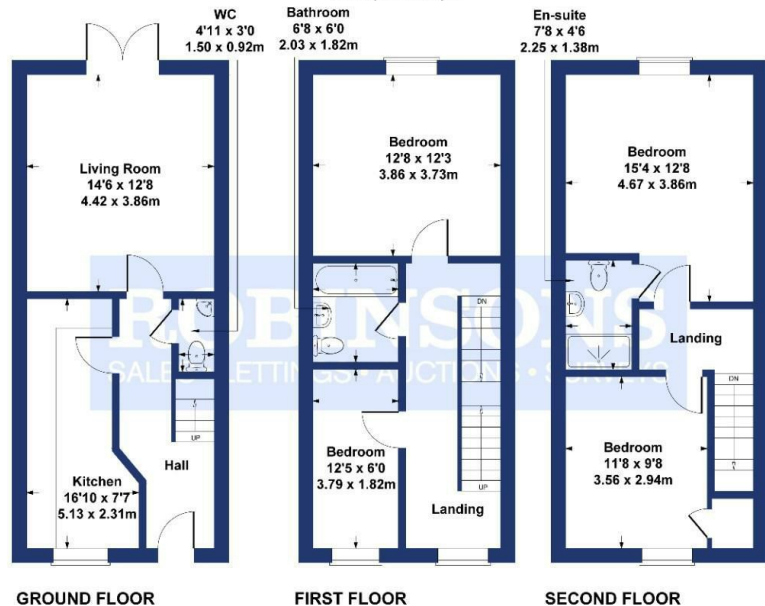
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Barrington Close

Approximate Gross Internal Area
1214 sq ft - 113 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120 A			
81-100 B			
61-80 C			
41-60 D			
21-40 E			
1-20 F			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
101-120 A			
81-100 B			
61-80 C			
41-60 D			
21-40 E			
1-20 F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

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