





Barrington Close, Dryburn, DH1 5BX
4 Bed - House - Townhouse
£1,250 Per Calendar Month

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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 £1250 | MINIMUM 12 MONTHS TENANCY

Specifications: No smokers, No pets

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

Agents Notes

Property Construction – Standard, non-traditional
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating/Electric/Oil
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Selective licencing area – no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH











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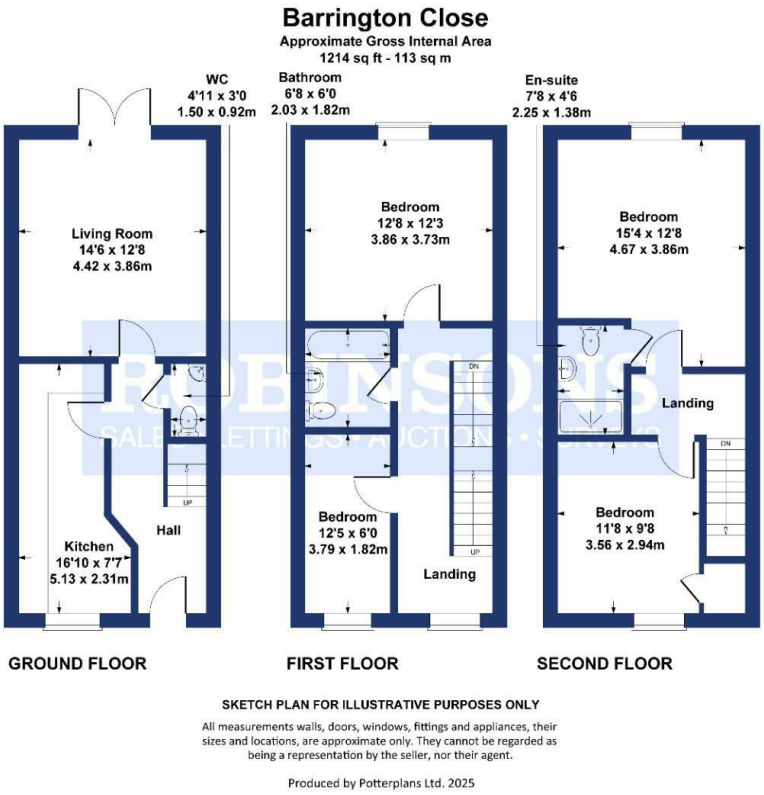
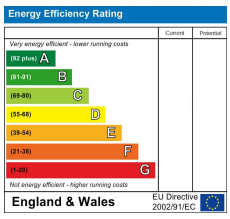
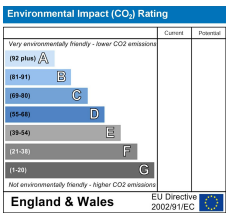


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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





DURHAM
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@robinsonscls.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@robinsonsspennymoor.co.uk

SEDGEFIELD
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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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