



Barnard Close, Newton Hall, DH1 5XN
5 Bed - House - Semi-Detached
O.I.R.O £235,000

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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 Arnison 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 (4.22m x 3.51m)



Dining Room

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

Kitchen

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



Breakfast Area

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



First Floor

Bedroom

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

Bedroom

11'11 x 9'10 (3.35m'3.35m x 3.00m)

Bedroom

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

Bedroom

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

Bedroom

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



Shower Room/WC

Tenure - Freehold

Council Tax Band C - Approx. £1901 PA

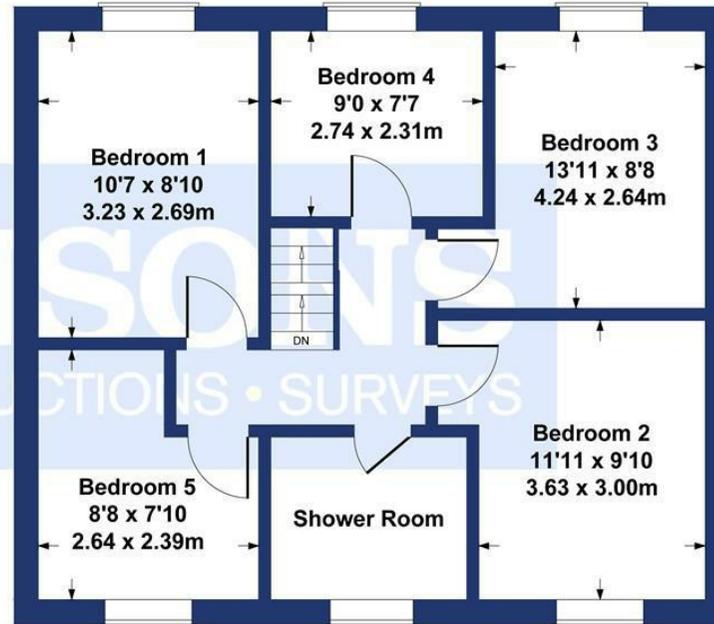
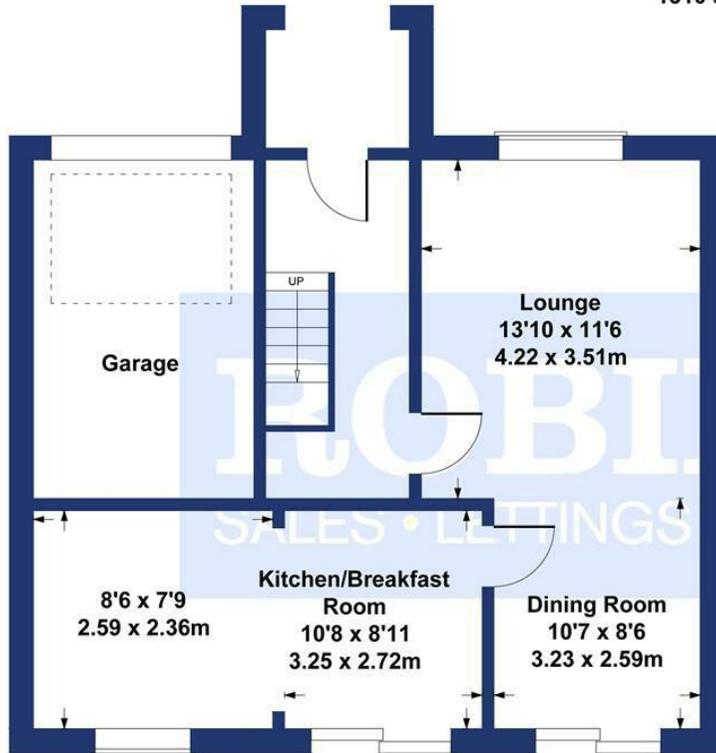




Barnard Avenue

Approximate Gross Internal Area
1310 sq ft - 122 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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