



Barrington Close, DH1 5BX
4 Bed - House - Townhouse
£240,000

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

Occupying a pleasant position within this recently constructed 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 B**



GROUND FLOOR:

ENTRANCE HALL

CLOAKROOM/WC

Comprising low level wc and pedestal wash basin.

LOUNGE

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

With double glazed french doors to rear and radiator.

KITCHEN/BREAKFAST ROOM

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

Fitted with a range of wall and base units with inset stainless steel sink drainer, gas hob with extractor over, separate electric oven, plumbing for washing machine and dishwasher.

FIRST FLOOR:

BEDROOM 2

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

With double glazed window and radiator,

BEDROOM 4

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

With double glazed window to front and radiator.

BATHROOM/WC

Comprising: low level wc, pedestal wash hand basin, panelled bath, part tiled walls and radiator.

SECOND FLOOR:

BEDROOM 1

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

With double glazed window to rear and radiator.

EN SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin and double shower cubicle.

BEDROOM 3

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

With double glazed window to front, radiator and over stairs storage cupboard.

EXTERNALLY

There is an enclosed lawned garden to the rear of the

property with fencing accessed via french doors from the lounge. Two car parking spaces.

COUNCIL TAX BAND: D - Approx. £2071 PA

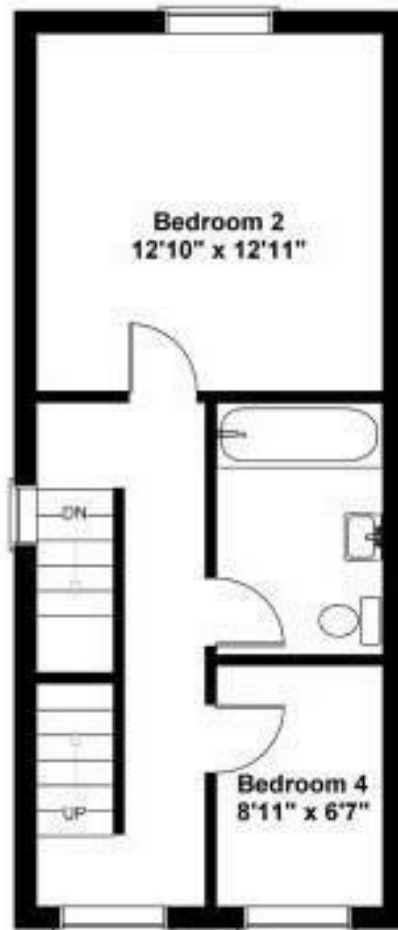
ENERGY RATING: B



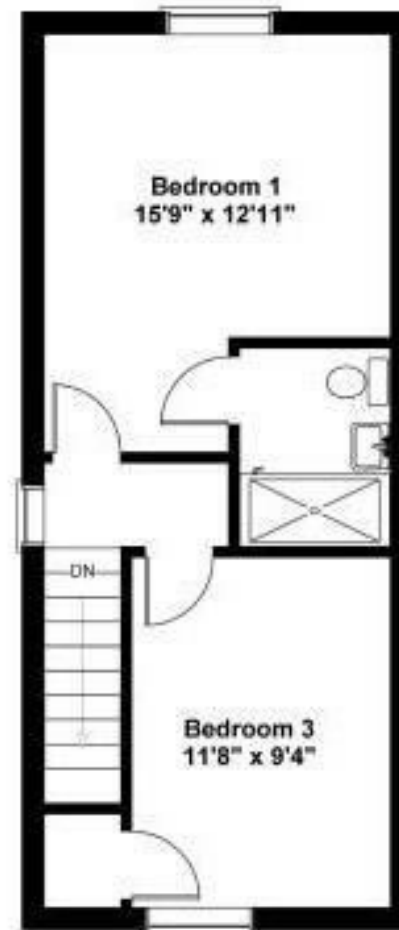




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	80	
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.