



## Barnard Close

Newton Hall DH1 5XN

Offers In The Region Of £189,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Barnard Close

Newton Hall DH1 5XN



- Sold with no chain involved
- EPC RATING D
- Cul de sac position

- Spacious semi detached bungalow
- Low maintenance gardens
- Highly sought after estate

- Two double bedrooms
- Refitted shower room
- Easy access to local amenities

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this spacious two bedroom semi detached bungalow in the highly sought after location of Newton Hall. The property is situated in a cul de sac location, within walking distance to local amenities and with easy access to Durham City and the nearby Arnison Centre.

Having a floor plan comprising of an entrance hall, spacious living room, kitchen, utility room, two double bedrooms and a refitted shower room. Externally there are low maintenance gardens to the front and rear, a driveway for off street parking and garage.

Early viewing is highly recommended to avoid disappointment.

## Entrance Hall

Entered via UPVC double glazed door. Having a radiator, cupboard and telephone point.

## Living Room

13'9" x 10'9" (4.20 x 3.30)

Spacious reception room with a UPVC double glazed window front, coving and radiator.

## Kitchen

10'9" x 8'6" (3.30 x 2.60)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker, tiled splashbacks, radiator and a UPVC double glazed window to the rear.

## Utility Room

8'10" x 5'6" (2.70 x 1.70)

With fitted base units, worktops, stainless steel sink and drainer unit, plumbing for a washing machine, radiator, wall mounted combi gas central heating boiler, UPVC double glazed window to the side and UPVC double glazed external door to the rear garden.

## Bedroom One

11'9" x 11'9" (3.60 x 3.60)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

## Bedroom Two

11'5" x 8'2" (3.50 x 2.50)

Double bedroom with a UPVC double glazed window to the front and radiator.

## Shower Room/WC

Refitted with a walk-in cubicle with mains fed shower, hand wash basin and WC. Having fully tiled walls, a stainless steel heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the side.

## EXTERNAL

To the front and rear of the property are low maintenance gardens. There is a double length driveway for off street parking leading to the garage.

## GARAGE

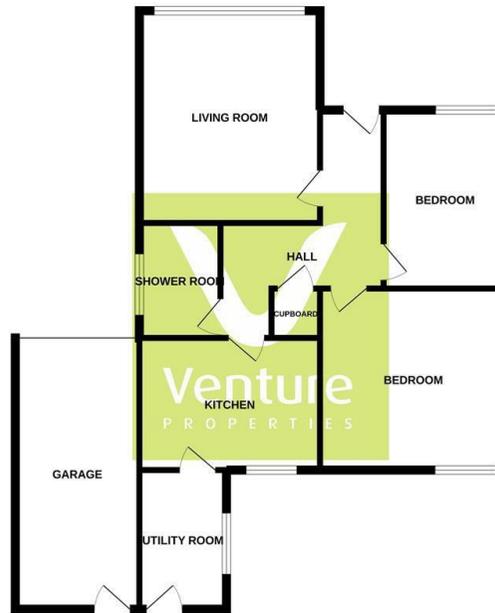
17'4" x 8'2" (5.30 x 2.50)

Having an electric roller door, power and lighting and UPVC door to the rear garden.

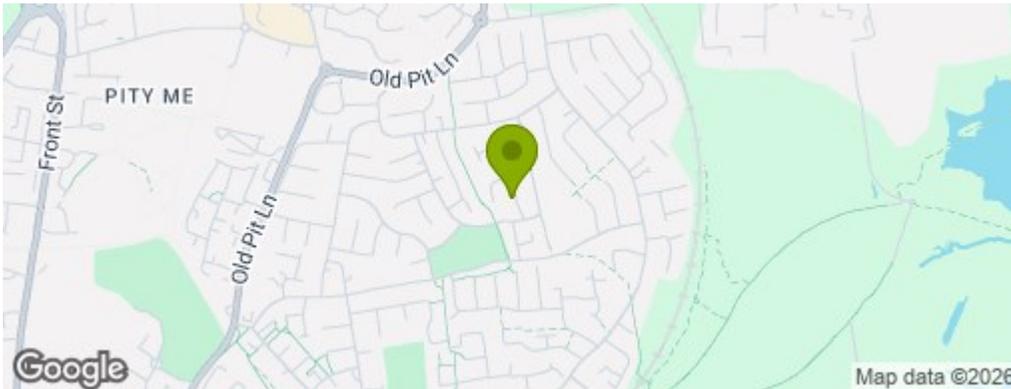
## Agent Notes

Please know, the photos in the advert were taken prior to the current occupant moving in.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown here have been made and no guarantee as to their operability or efficiency can be given. Made with Mapbox 10/22



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of

Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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