



**Barrington Close, Durham City, DH1 5BX**  
**4 Bed - House - Townhouse**  
**O.I.R.O £265,000**

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## Barrington Close Durham City, DH1 5BX

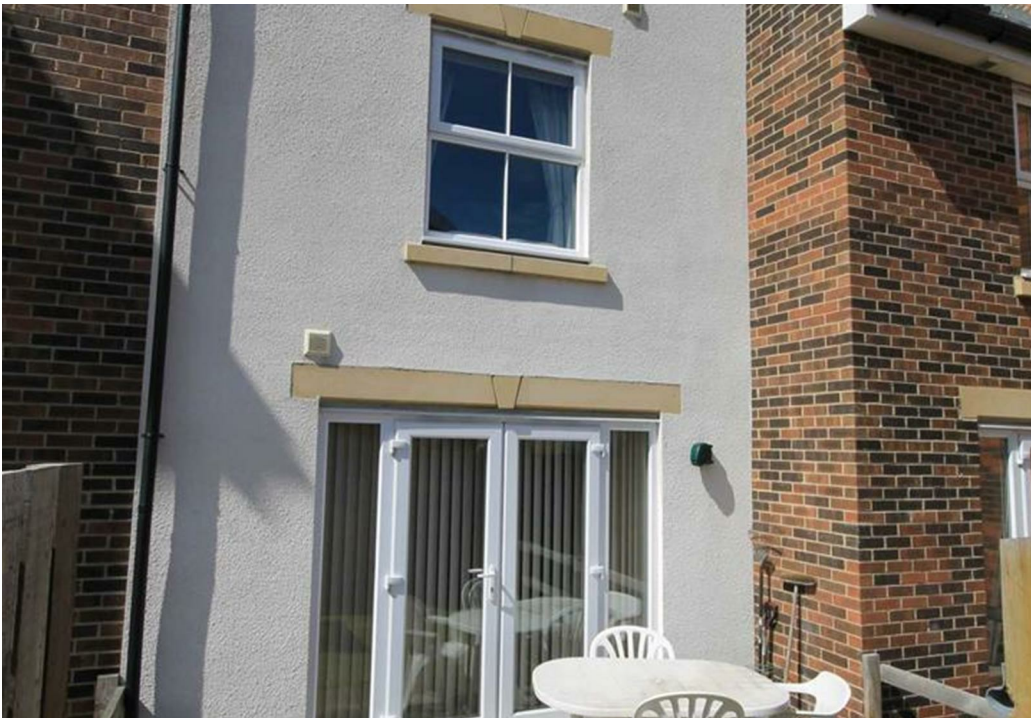
Offered at a competitive price, this modern townhouse is ideally situated within walking distance of the city centre, occupying a pleasant position in a highly sought-after development. The property enjoys a prime location close to well-regarded schools, a wide range of local amenities, and excellent transport links, making it perfectly suited for families and commuters alike. Superbly presented throughout, the spacious accommodation is arranged over three floors and benefits from uPVC double glazing and gas central heating.

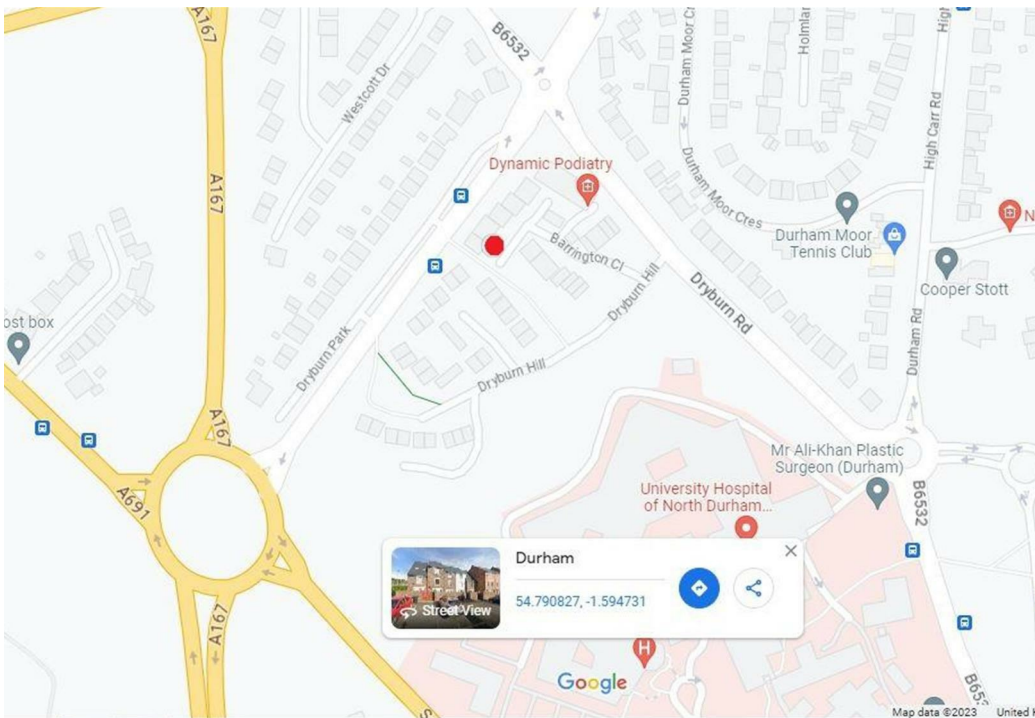
The ground floor comprises an inviting entrance hallway with cloakroom, a comfortable lounge featuring double glazed French doors opening onto the enclosed rear garden, and a well-appointed kitchen/breakfast room. To the first floor are two generously sized bedrooms and a modern family bathroom, while the second floor hosts an impressive master bedroom with en suite shower room, along with a further bedroom. Externally, the property boasts a private rear garden and the added advantage of two allocated parking spaces.

Barrington Close is conveniently positioned on the outskirts of Durham City centre, where an extensive selection of shopping, leisure facilities, and amenities can be found. The property is also within close proximity to key employers including County Hall, University Hospital, the Land Registry, and Aykley Heads. For those commuting, the nearby A167 provides excellent road connections both north and south, enhancing the appeal of this fantastic home.









## LOCATION

Durham Moor is a quiet, established residential area located on the northern outskirts of Durham, within the popular Framwellgate Moor and Newton Hall district. Situated around two miles from the historic city centre, it offers an attractive balance between convenience and suburban tranquillity, with easy access to the shops, restaurants, and cultural landmarks of the city, including the iconic Durham Cathedral. The area is characterised by well-kept streets, predominantly semi-detached and detached family homes, and a strong sense of community, making it particularly appealing to families and professionals alike. Residents benefit from excellent local amenities, including nearby supermarkets, leisure facilities, and well-regarded schools such as Durham Johnston Comprehensive School, while major employment hubs like Aykley Heads and the University Hospital are within easy reach. With good transport links and access to surrounding countryside, Durham Moor provides a peaceful yet well-connected setting, making it a desirable and practical location for a wide range of buyers.

## Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2551p.a

Tenure: Freehold

Estate Management Charge – Yes - Approx. £203.55pa

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

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>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – None known

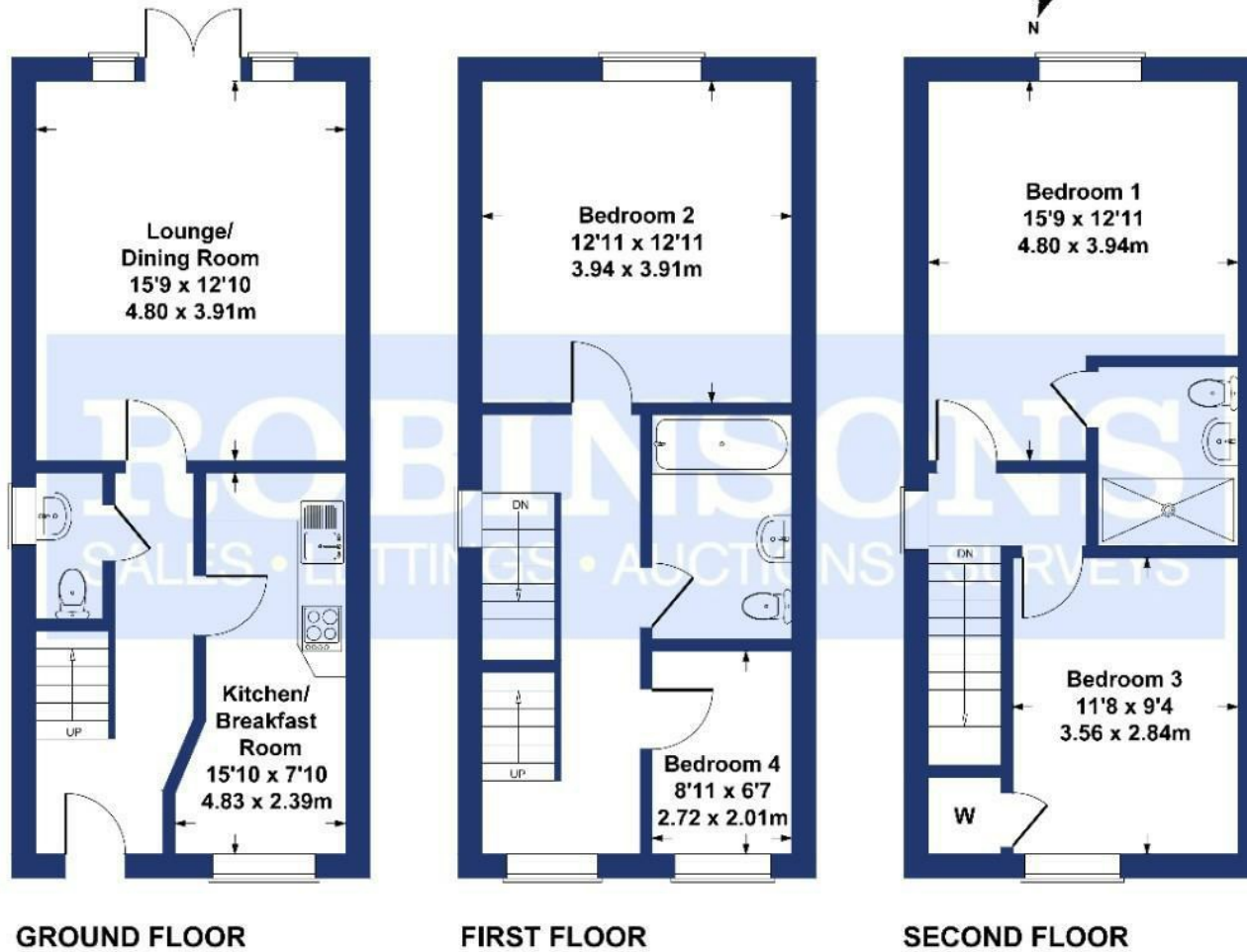
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor 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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Barrington Close

Approximate Gross Internal Area  
1235 sq ft - 115 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		90
(81-81)	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	

### 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. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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