



Coxgreen Road, New Penshaw, DH4 7AX
3 Bed - House - Semi-Detached
£165,000

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Coxgreen Road New Penshaw, DH4 7AX

Ideal for a range of buyers, this well-presented three bedroom semi-detached home offers spacious and modern accommodation with the added bonus of a woodland backdrop to the rear. Set out over two floors and finished to a good standard throughout, it provides a great opportunity for couples, families, or even those downsizing, and is ready to move straight into.

On entering the property, the hallway leads into a spacious dining kitchen fitted with a range of high quality wall and base units, integral appliances, and breakfasting bar. There's also access to a useful understairs W.C. To the rear, the sitting room is bright and airy with French doors that open directly into the garden, offering a lovely outlook and a real sense of privacy.

Upstairs, there are three bedrooms and a centrally located family bathroom, which is tastefully finished and functional for everyday family living.

Externally, the home benefits from a paved driveway providing off-street parking. To the rear is a pleasant garden backing onto woodland, giving a private feel. Behind the fence line lies an additional piece of garden land also owned with the property – some neighbours have incorporated this into their garden space and it offers the buyer the same potential.

Located in New Penshaw, this property is ideally placed for commuting across the North East with excellent access to the A19 and A1. Penshaw Monument and Herrington Country Park are both close by for those who enjoy the outdoors, while local schools, shops, and bus links are all within easy reach. With the Galleries shopping centre at Washington and Houghton-le-Spring just a short drive away, it's a very practical location too.

Viewings are strongly advised to appreciate the setting and space on offer.











GROUND FLOOR

Hallway

Kitchen

16'9" x 11'6" (5.11 x 3.51)

Downstairs WC

Lounge

14'9" x 9'10" (4.5 x 3)

FIRST FLOOR

Landing

Bedroom

14'9" x 8'9" (4.5 x 2.69)

Bedroom

11'1" x 8'2" (3.4 x 2.49)

Bedroom

7'10" x 6'7" (2.39 x 2.01)

Bathroom

7'10" x 5'10" (2.39 x 1.80)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

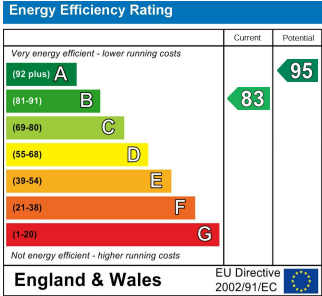
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Sunderland, Band B - Approx. £1,628 p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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.

View at end of the street



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