



Earls Way, Coxhoe, DH6 4BU
2 Bed - House - Semi-Detached
£139,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

*** BEAUTIFULLY PRESENTED * CONSTRUCTED IN RECENT YEARS * MODERN HOUSING ESTATE * LANDSCAPED REAR GARDEN * CONTEMPORARY DECORATION THROUGHOUT * OFF ROAD PARKING * VIEWING HIGHLY RECOMMENDED ***

We are delighted to offer to the sales market this beautifully presented two bedroom semi-detached house which has recently had a landscaped rear garden and has contemporary decoration throughout. The house is located on a modern housing development in Coxhoe which lies within close proximity to Durham.

The internal accommodation comprises; entrance hallway, kitchen/dining room which has a range of fitted appliances and space for a dining table. Cloakroom/WC. Lounge with French doors leading to the rear garden. To the first floor there are two bedrooms and a family bathroom with three piece suite.

Outside there is a driveway to the front with artificial grass to the side. At the rear there is an enclosed garden which has been designed for easy maintenance with a paved patio area and artificial grass area.

The house is conveniently positioned being within close proximity of schooling, shopping amenities and bus links.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

Tenure - Freehold



GROUND FLOOR

Entrance Hallway

Cloakroom/wc

Lounge

13 x 10'3 (3.96m x 3.12m)

Kitchen/Dining Room

9'11 x 9'11 (3.02m x 3.02m)

FIRST FLOOR

Bedroom One

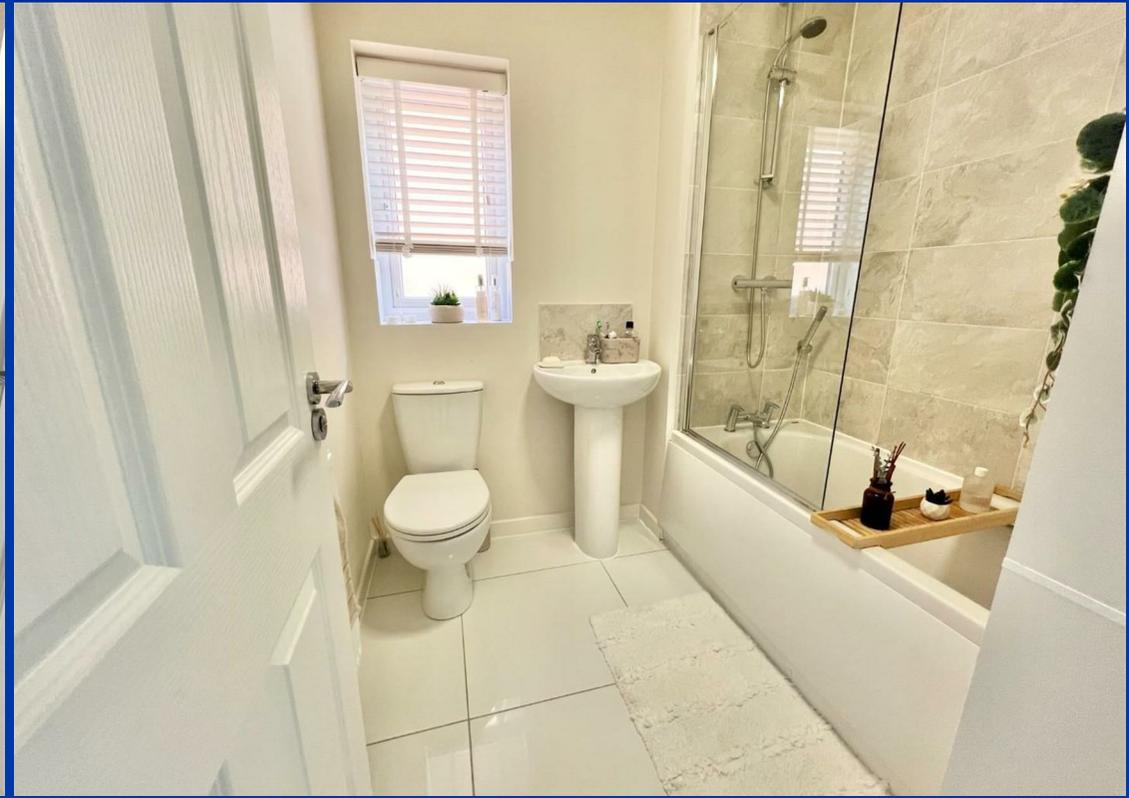
13'1 x 8'7 (3.99m x 2.62m)

Bedroom Two

13 x 8'6 (3.96m x 2.59m)

Bathroom/wc

OUTSIDE

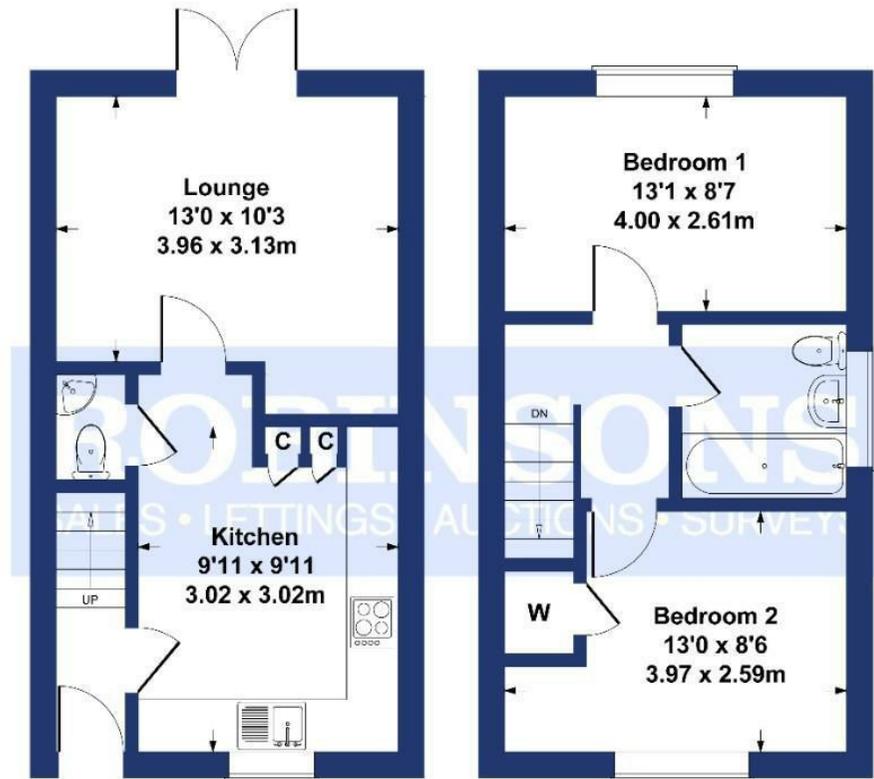




Earls Way Coxhoe

Approximate Gross Internal Area

646 sq ft -60 sq m



GROUND FLOOR

FIRST FLOOR

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus)	A		
(81-91)	B	83	
(69-80)	C		
(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	