Grange Crescent, Coxhoe, DH6 4BQ
2 Bed - House - Semi-Detached
O.I.R.O £95,000

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Grange Crescent
Coxhoe, DH6 4BQ

Situated in a popular village location on the outskirts of Durham, this pleasantly positioned and extended two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, young families, or those seeking a strong buy-to-let investment. The property enjoys a quiet yet convenient setting, with easy access to a range of local amenities, schools, and transport links, making it well-suited for both commuters and everyday family living.

Externally, the home benefits from a smart block-paved driveway to the front, providing possible off-street parking, while to the rear there is a notably large garden with a sunny aspect—ideal for outdoor dining, gardening, or simply relaxing. The generous outdoor space also offers potential for further landscaping or extension, subject to the necessary permissions.

Internally, the property is well maintained and benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency. The ground floor accommodation begins with an entrance vestibule leading into a welcoming lounge, offering a cosy yet practical living space. To the rear, there is a spacious kitchen breakfast room, providing ample room for dining and day-to-day family use. This area flows seamlessly into a substantial conservatory, a standout feature of the home. With its insulated roof, the conservatory is fully usable all year round and offers a flexible living space that could serve as a second sitting room, dining area, home office, or playroom depending on individual needs.

Upstairs, the first floor comprises two well-proportioned bedrooms, both offering comfortable accommodation, along with a family bathroom/WC fitted with an over-bath shower. The layout is practical and well suited to modern living, with scope for personalisation if desired.

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LOCATION

Coxhoe is a well-served and conveniently located village that appeals to buyers seeking strong local amenities combined with excellent connectivity. The village offers a good range of everyday facilities, including shops, supermarkets, cafés, and essential services, making day-to-day living straightforward without the need to travel far. There are also well-regarded primary schools and access to nearby secondary education, along with healthcare services such as a local doctor's surgery and pharmacy. For leisure, residents benefit from green spaces, parks, and community facilities, contributing to a balanced lifestyle.

One of Coxhoe's key advantages is its superb road links. The village is situated just a short distance from the A1(M), providing easy access north to Durham and Newcastle upon Tyne, and south towards Darlington and beyond. This makes it particularly attractive for commuters. Additionally, the nearby A19 offers further routes across the North East, including connections to Sunderland and the wider coastal areas. Public transport options are also available, with regular bus services linking the village to surrounding towns and cities. Overall, Coxhoe combines practical amenities with strategic transport connections, making it a highly convenient place to live.

Agents Notes

Council Tax: Durham County Council, Band A- Approx. £1748p.a
Tenure: Freehold
Estate Management Charge – NA
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 – Not that we are aware
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.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

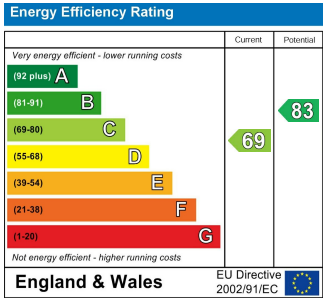
Grange Crescent

Approximate Gross Internal Area
879 sq ft - 82 sq m

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. 2026



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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