

Park Avenue, Coxhoe, DH6 4JN
3 Bed - House - Semi-Detached
O.I.R.O £110,000

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No Chain ** Sold As Seen ** Some General Updating Needed ** Good Potential **

A three-bedroom semi-detached family home occupies a pleasant cul-de-sac position within the highly sought-after village of Coxhoe. Ideally located just a short drive from Durham City Centre, the property also benefits from excellent transport links to the A1(M), making it an excellent choice for commuters.

The property offers spacious accommodation throughout and presents an excellent opportunity for buyers looking to personalise a home to their own taste, as it would benefit from some general updating. It is fitted with uPVC double glazing and gas central heating via a modern combination boiler.

The accommodation begins with an entrance porch leading into the hallway, featuring attractive tiled flooring. The generous lounge flows through to the dining area, where a contemporary feature fireplace creates a focal point and French doors open onto the rear garden. The kitchen is equipped with a wide range of wall and base units, providing ample storage and preparation space.

To the first floor are three generously sized bedrooms together with a family bathroom incorporating a separate shower enclosure.

Externally, the property enjoys enclosed front and rear gardens, an outhouse/utility area, WC, and potential for off-road parking.

This property offers excellent potential for families, first-time buyers or investors seeking a home in one of County Durham's most popular residential locations. With generous living space, great local amenities and the opportunity to add value through modernisation, early viewing is strongly recommended.







Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
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.
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



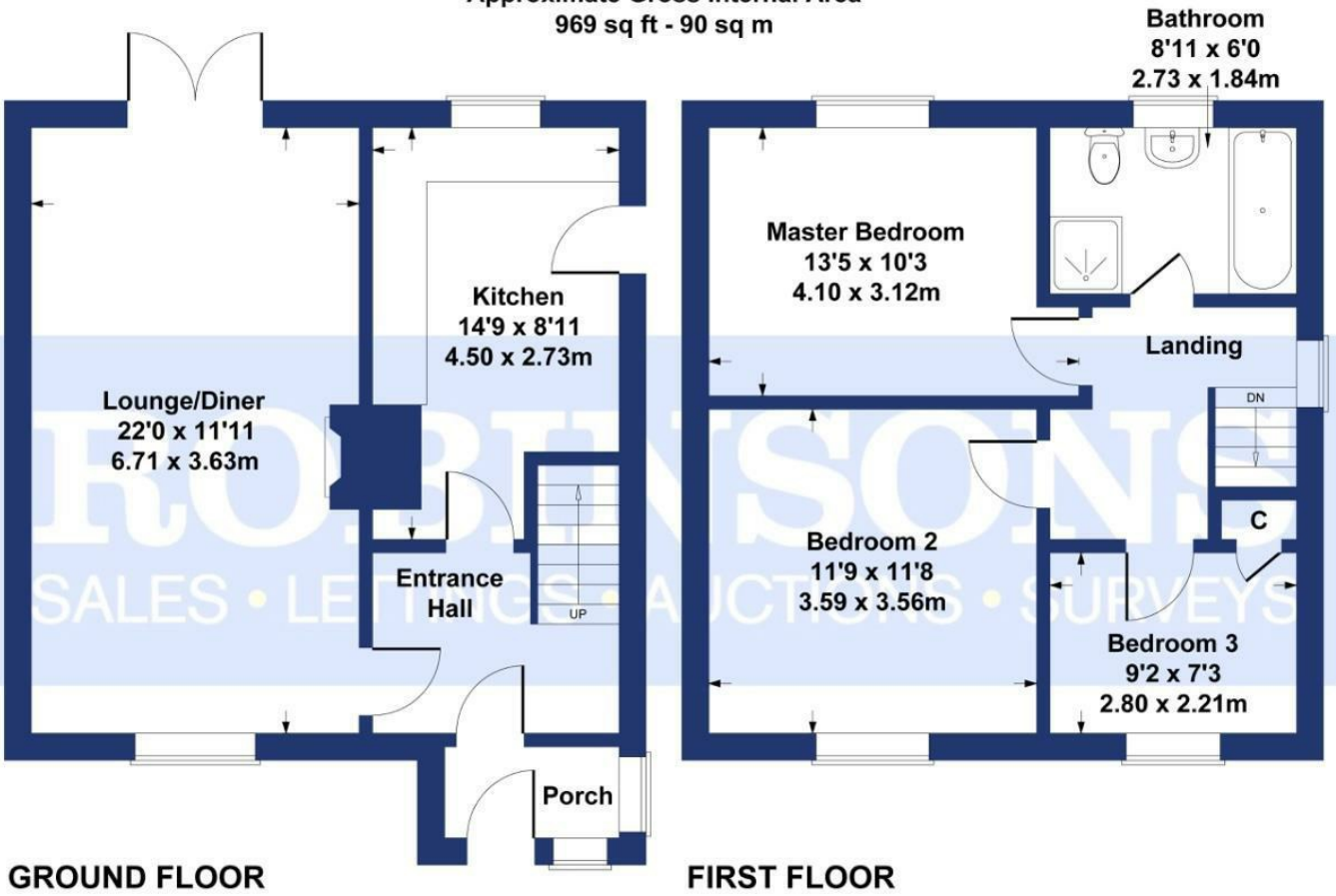


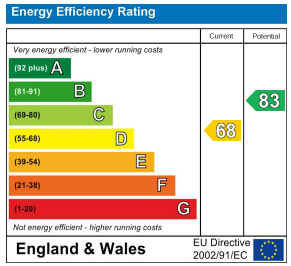




Park Avenue

Approximate Gross Internal Area
969 sq ft - 90 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.

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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.

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