



Blackgate West, Coxhoe, DH6 4AJ
3 Bed - Bungalow - Detached
O.I.R.O £254,995

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Blackgate West Coxhoe, DH6 4AJ

**** NO UPPER CHAIN ** DETACHED BUNGALOW ** LOVELY SUNNY REAR ASPECT **
GENEROUS PLOT ** VERSATILE & SPACIOUS FLOOR PLAN ** MODERN FIXTURE &
FITTINGS THROUGHOUT ** AMPLE DRIVEWAY PARKING ** POPULAR VILLAGE LOCATION
** GOOD LOCAL AMENITIES & ROAD LINKS ** EARLY VIEWING IS ADVISED ****

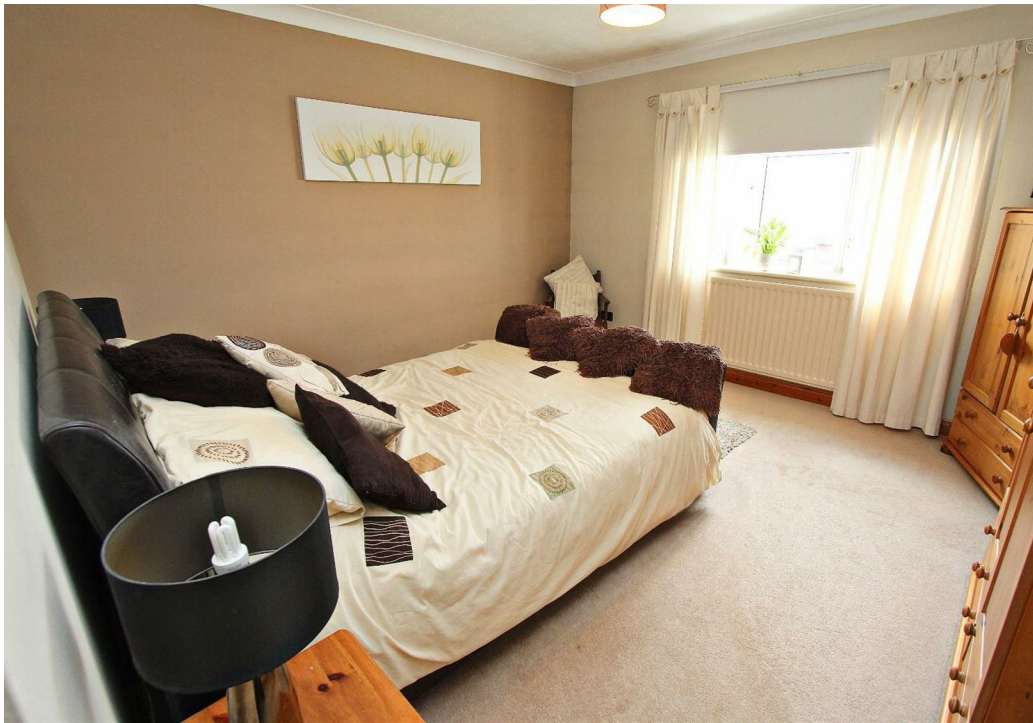
This lovely property has a versatile floor plan that briefly comprises: inviting hallway, comfortable lounge with french doors to the rear garden, modern fitted breakfasting kitchen, second reception room with store/utility space, three double bedrooms and family bathroom/wc. Outside the property occupies a pleasant position with ample front parking, side gated access to the rear garden. The rear garden offers a degree of privacy with patio areas and a sunny aspect.

Murton Garth occupies a pleasant position on the outskirts of Coxhoe Village. Coxhoe has a good range of everyday shops etc and is approximately 5 miles from Durham City Centre where there are comprehensive shopping and recreational facilities available. It is well placed for commuting purposes being just off the A(177) Highway which offers access to Durham City and Teesside and is within a few minutes drive of the A1(M) Motorway Interchange at Bowburn.











Inviting Hallway

Lounge

17'9" x 14'3" (17'09" x 14'03") (5.41 x 4.34)

Kitchen Breakfast Room

12'3" x 10'7" (12'03" x 10'07") (3.73 x 3.23)

Reception

18'6" x 9'3" (18'06" x 9'03") (5.64 x 2.82)

Store/Utility Space

Bedroom

14'3" x 12'11" (4.34 x 3.94)

Bedroom

13'1" x 12'2" (13'01" x 12'02") (3.99 x 3.71)

Bedroom

11'4" x 12'3" (11'04" x 12'03") (3.45 x 3.73)

Bathroom/WC

8'10" x 6'7" (2.69 x 2.01)

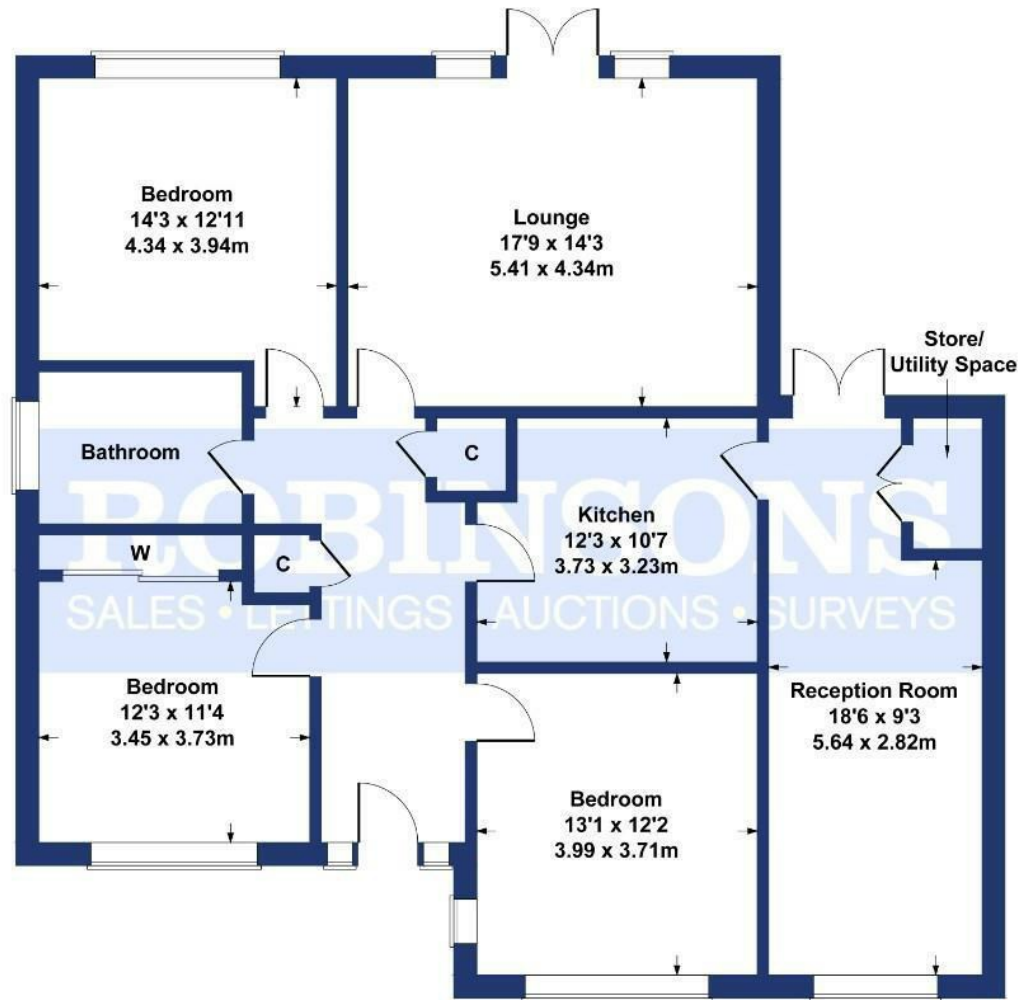
Tenure - Freehold

Council Tax - C approx £1901



Murton Garth

Approximate Gross Internal Area
1339 sq ft - 124 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. 2021

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

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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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