

Petterson Dale, Coxhoe, DH6 4HA
3 Bed - House - Semi-Detached
O.I.R.O £150,000

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Petterson Dale
Coxhoe, DH6 4HA

No Upper Chain ** Popular Village ** Well Presented ** Outskirts of Durham ** Gardens, Driveway & Garage ** Double Glazing & GCH ** Private & Sunny Rear Aspect

Internally the floorplan comprises of: entrance porch, living and dining room and modern kitchen. To the first floor there are three bedrooms and a white suite bathroom. Externally there are gardens to the front and rear, the rear offering a good degree of privacy, whilst the front has a spacious driveway for ample parking and leads to the single garage.

Situated in a pleasant tucked away position in the village of Coxhoe. Residents enjoy access to a variety of amenities including convenience stores, a pharmacy, and inviting eateries. Embrace the community spirit at the village hall, hosting an array of fitness classes, coffee mornings, and seasonal markets. For comprehensive shopping needs, Spennymoor is 4 miles away, boasting supermarkets and a diverse selection of high street shops and dining options.

Indulge in retail therapy at Durham City Retail Park, a short 6-mile journey, offering an extensive array of brands, homeware stores, and delectable fast food outlets. For a cultural experience, explore the historic city of Durham, renowned for its charming independent shops, acclaimed restaurants, and vibrant nightlife.























Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 11 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1891 p.a
Energy Rating: C

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.

GROUND FLOOR

Hallway

Lounge Diner
22'8 x 8'2 (6.91m x 2.49m)

Kitchen
9'5 x 7'10 (2.87m x 2.39m)

FIRST FLOOR

Bedroom
13'6 x 9'3 (4.11m x 2.82m)

Bedroom
9'1 x 9'3 (2.77m x 2.82m)

Bedroom
8'7 x 7'9 (2.62m x 2.36m)

Bathroom/WC
8'2 x 6'0 (2.49m x 1.83m)

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 13 Mbps, Superfast 61 Mbps, Ultrafast 1800 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a
Energy Rating: C

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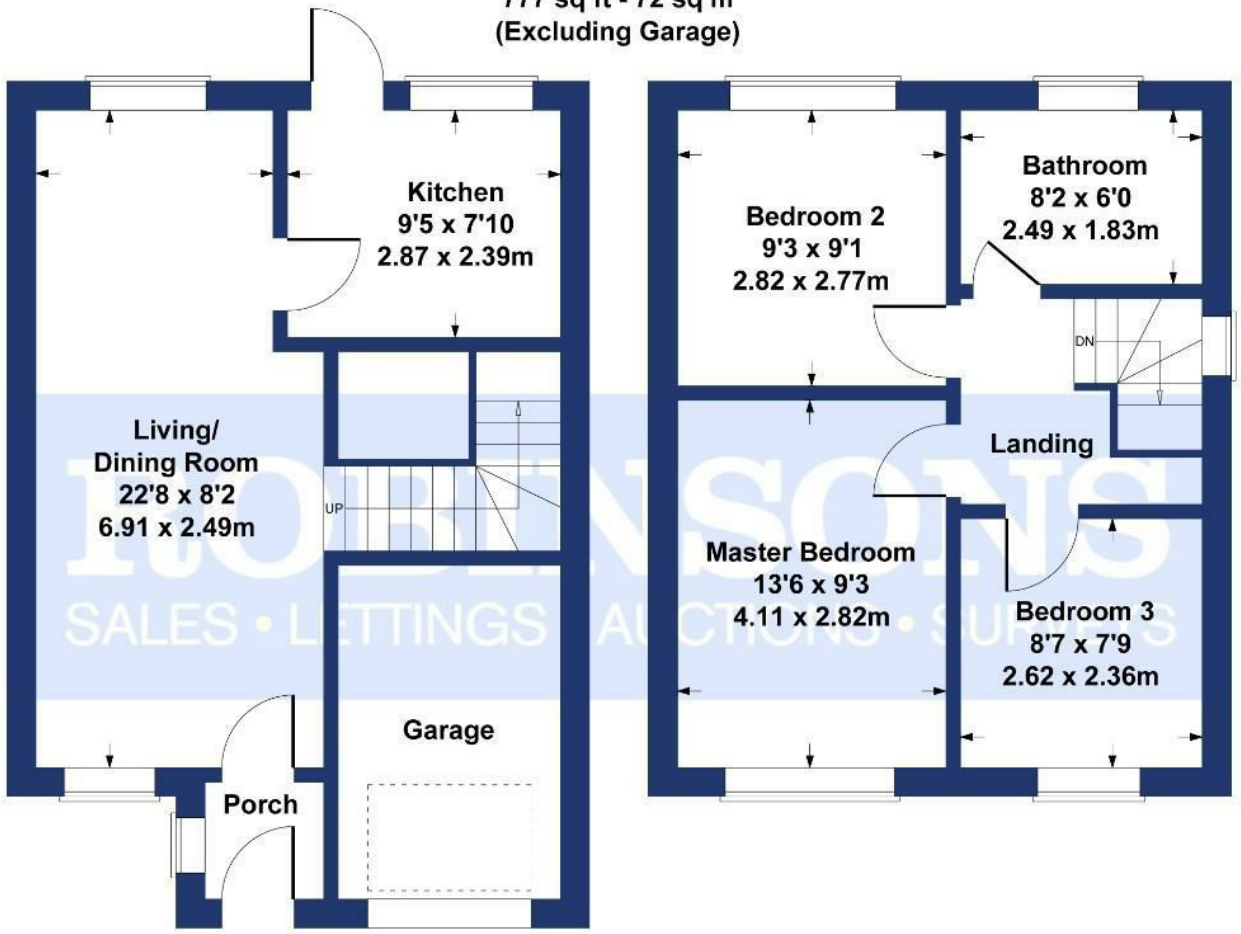
Approximate Gross Internal Area
777 sq ft - 72 sq m
(Excluding Garage)

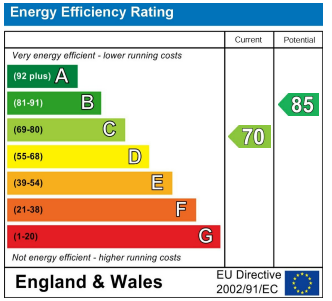


GROUND FLOOR **FIRST FLOOR**

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.

Produced by Potterplans Ltd. 2025



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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