



The Avenue, Coxhoe, DH6 4AQ
3 Bed - House - Semi-Detached
O.I.R.O £120,000

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The Avenue

Coxhoe, DH6 4AQ

No Chain ** Gardens, Parking & Detached Wooden Garage ** Village Location ** Double Glazing & GCH Via Combination Boiler ** Generous Floor Plan ** Good Further Potential ** Local Amenities & Road Links **

The floor plan includes an entrance hallway, a comfortable lounge, a spacious kitchen–diner, and a downstairs bathroom/WC. The first floor offers two double bedrooms and an additional single bedroom. Externally, the property occupies a prominent and attractive position with gardens to the front and rear. The front features a generous driveway, while the rear boasts a good-sized enclosed garden with access to a detached timber garage.

Situated in 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.









GROUND FLOOR

Entrance Hallway

Lounge

13'04 x 12'0 (4.06m x 3.66m)

Kitchen Diner

12'0 x 11'04 (3.66m x 3.45m)

Bathroom

8'08 x 4'11 (2.64m x 1.50m)

FIRST FLOOR

Bedroom

13'04 x 12'01 (4.06m x 3.68m)

Bedroom

11'11 x 9'09 (3.63m x 2.97m)

Bedroom

8'07 x 6'07 (2.62m x 2.01m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 71 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

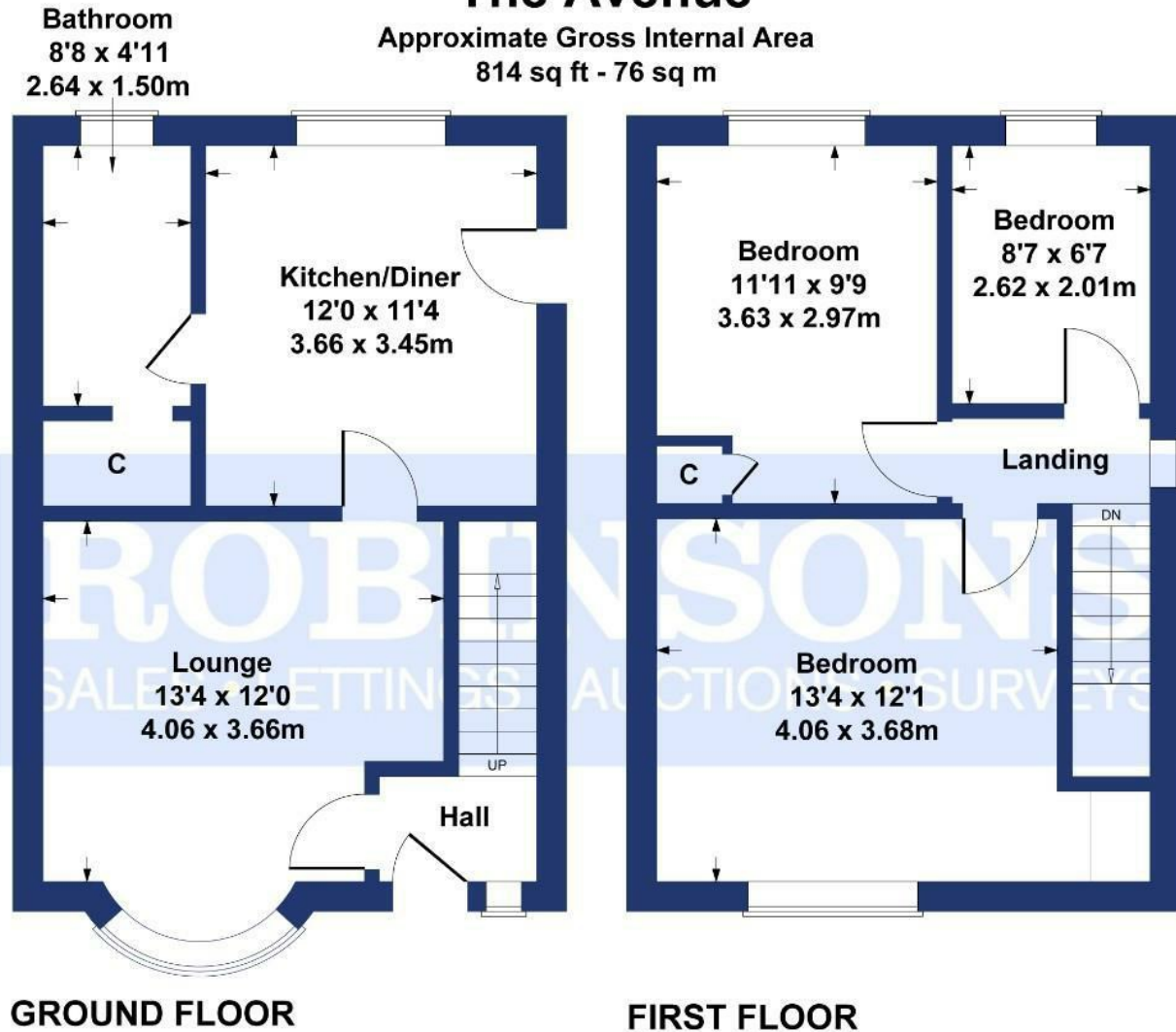
Energy Rating: Pending



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.

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Approximate Gross Internal Area
814 sq ft - 76 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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