



Blackgate East, Coxhoe, DH6 4AL  
3 Bed - House - Semi-Detached  
O.I.R.O £230,000

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# Blackgate East Coxhoe, DH6 4AL

Rare Opportunity \*\* Exceptionally Spacious With Further Potential \*\* Detached Double Garage & Parking \*\* Rear Garden \*\* Prominent Position \*\* Well Presented \*\* Village Location \*\* Versatile Layout \*\* Must Be Viewed \*\*

The floor plan briefly comprises: an entrance vestibule leading into an inviting hallway, a comfortable lounge with double doors opening into a family-sized dining room, which can also serve as an additional reception space.

The modern fitted kitchen/breakfast room features a range of wall and base units, a selection of integrated appliances, and ample space for a breakfast table and chairs. To the rear, a useful utility area provides additional storage and workspace, with access to a WC, playroom/home office, and side external door.

To the first floor are two well-proportioned double bedrooms, a single bedroom, and a spacious family bathroom complete with a separate shower cubicle.

Externally, the property occupies a prominent position within the village, boasting a rear garden, detached double garage, and ample off-street parking.

Coxhoe is a well-established and popular village located approximately five miles south of Durham City. It offers an appealing balance of village life with excellent access to surrounding countryside and major urban centres.

The village provides a good range of everyday amenities including a Co-operative supermarket, independent shops, post office, chemist, cafés, takeaways and public houses. Healthcare facilities are close by, along with leisure provision such as Active Life @ Coxhoe, offering gym and sports facilities.

Coxhoe is well served by public transport with regular bus services to Durham City, Bishop Auckland, Hartlepool and surrounding areas. For commuters, the village benefits from excellent road links, providing straightforward access north and south to key regional destinations.













## GROUND FLOOR

### Entrance Vestibule

### Lounge

17'03 x 13'01 (5.26m x 3.99m)

### Dining Room

17'02 x 14'10 (5.23m x 4.52m)

### Kitchen Breakfast

12'02 x 11'03 (3.71m x 3.43m)

### Utility Area

10'10 x 6'04 (3.30m x 1.93m)

### Office / Playroom

13'08 x 8'05 (4.17m x 2.57m)

### W C

## FIRST FLOOR

### Bedroom

14'11 x 10'03 (4.55m x 3.12m)

### Bedroom

14'10 x 9'05 (4.52m x 2.87m)

### Bedroom

11'07 x 7'04 (3.53m x 2.24m)

### Bathroom/WC

9'01 x 6'09 (2.77m x 2.06m)

### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – No

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 – No

Rights & Easements – The driveway to the side of the property is owned by the rear property. Therefore, there will be some right of access to this properties garage and garden. To be checked by legal representative.

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 know

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Extended over the years

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.





**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

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

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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