



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

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

Tenure: Freehold

Estate Management Charge – No

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – Granted.

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

Accessibility/Adaptations – None known

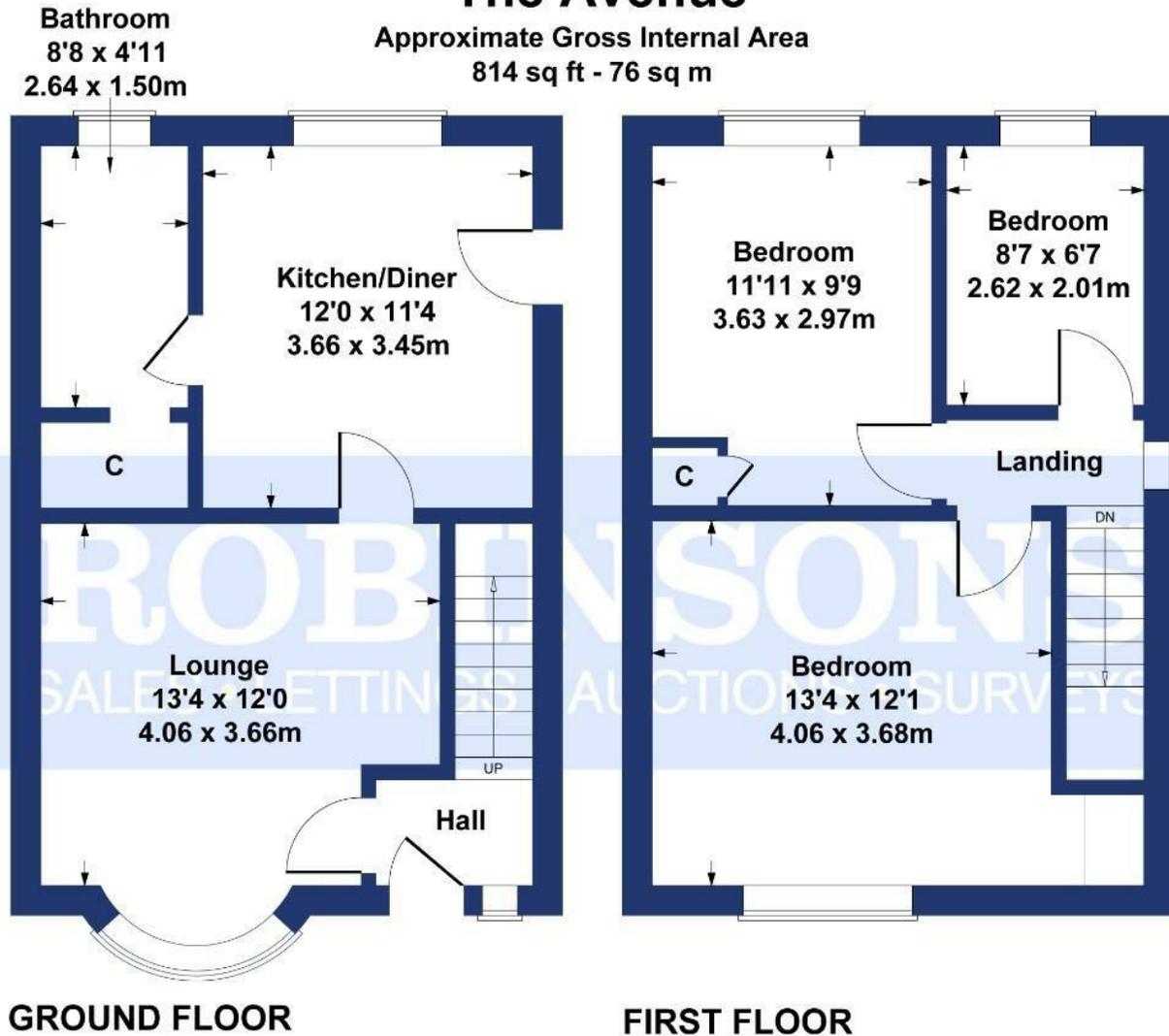
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# The Avenue

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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