



Green Crescent, Coxhoe, DH6 4BE
2 Bed - House - Semi-Detached
£92,500

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It is with pleasure that we offer to the market with no onward chain; this extremely well presented semi detached house with two bedrooms on Green Crescent, within the popular, family orientated location of Coxhoe. This deceptively spacious residence has been maintained to a good standard throughout & is the perfect purchase for the young family/first time buyer. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teeside, the property also benefits from gas central heating & double glazing throughout. In brief, this impressive home comprises: Welcoming entrance lobby with stairs to the first floor, a lovely lounge (measuring 14ft approximately) with window to front elevation, an impressive open-plan kitchen/dining area with a range of fitted wall & base units & further access through to a useful conservatory to rear. The first floor landing boasts two double bedrooms & a bathroom with white three piece suite. Externally, the property enjoys an enclosed yard to rear with paved patio & decking areas, whilst to the front, wrought iron gates open onto a block paved driveway providing off road parking. Only via thorough internal inspection can the style, layout, size & presentation be fully appreciated.

FREEHOLD

Council Tax Band: A - Approx. £1544 PA

EPC Rating: D

ENTRANCE LOBBY

LOUNGE

14'5 x 11'8 (4.39m x 3.56m)

OPEN PLAN KITCHEN / DINING AREA

KITCHEN

11'6 x 6'10 (3.51m x 2.08m)

DINING AREA

9'4 x 7'4 (2.84m x 2.24m)

CONSERVATORY

9'7 x 8'8 (2.92m x 2.64m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'4 x 11'9 (3.45m x 3.58m)

BEDROOM TWO

10'2 x 9'0 (3.10m x 2.74m)

BATHROOM

6'4 x 6'4 (1.93m x 1.93m)

EXTERNALLY



OUR SERVICES

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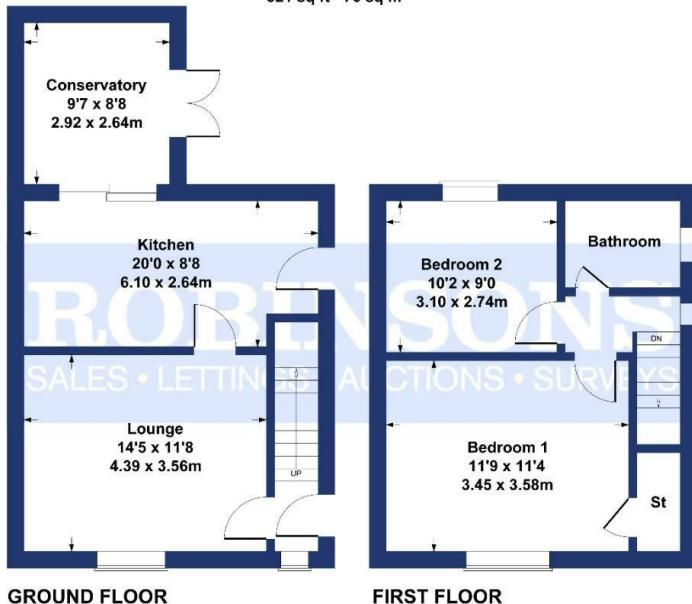
Strategic Marketing Plan

Dedicated Property Manager

Green Crescent

Approximate Gross Internal Area

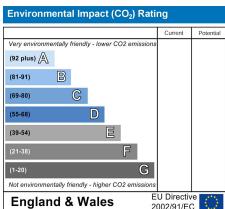
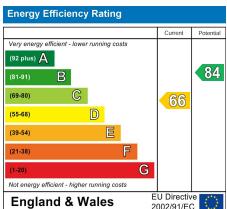
821 sq ft - 76 sq m



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. 2023



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