



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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Surveys and EPCs

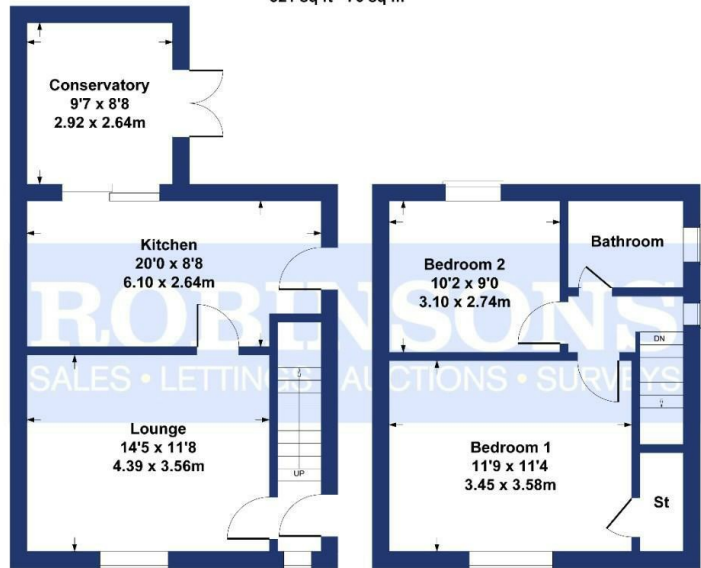
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Green Crescent
Approximate Gross Internal Area
821 sq ft - 76 sq m



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. 2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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