



School Avenue, Kelloe, DH6 4NH  
2 Bed - House - Semi-Detached  
O.I.R.O £85,000

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**No Upper Chain \*\* Ideal Starter, Young Family or Investment Property \*\* Pleasant Position \*\* Gated Drive for Possible Parking \*\* Enclosed Rear Garden \*\* Upvc Double Glazing & GCH \*\* Village Location \*\* Outskirts of Coxhoe & Durham \*\* Good Road Links \*\***

The floor plan comprises: entrance hall, comfortable lounge and dining room, fitted kitchen with door to the rear enclosed garden. The first floor has two double bedrooms and bathroom/WC which includes over bath shower. The front external has a wall enclosed garden and gated driveway for possible parking.

Kelloe is a charming village situated in County Durham, offering a peaceful rural lifestyle while being well-connected to larger towns and cities. The village has access to essential amenities, including a local primary school and village shop. For further conveniences, the nearby town of Coxhoe provides additional shopping and healthcare services, just a short drive away. Kelloe is ideally located for commuters, with excellent road links via the A1(M), offering easy access to Durham City (approximately 7 miles away), Newcastle, and Teesside. The village is also surrounded by beautiful countryside, perfect for outdoor enthusiasts who enjoy walking, cycling, and nature. Its proximity to Durham also means residents can enjoy the vibrant cultural and historical offerings, including Durham Cathedral, the River Wear, and a range of dining and shopping options. Overall, Kelloe is an ideal choice for buyers seeking a quieter life without sacrificing access to modern conveniences and road networks.



## GROUND FLOOR

### Hallway

### Lounge Diner

17'11 x 10'5 (5.46m x 3.18m)

### Kitchen

15'3 x 6'11 (4.65m x 2.11m)

## FIRST FLOOR

### Bedroom

11'4 x 8'5 (3.45m x 2.57m)

### Bedroom

11'11 x 8'11 (3.63m x 2.72m)

### Bathroom/WC

6'5 x 6'5 (1.96m x 1.96m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4Mbps, Superfast 51Mbps

Mobile Signal/Coverage: Average to Good

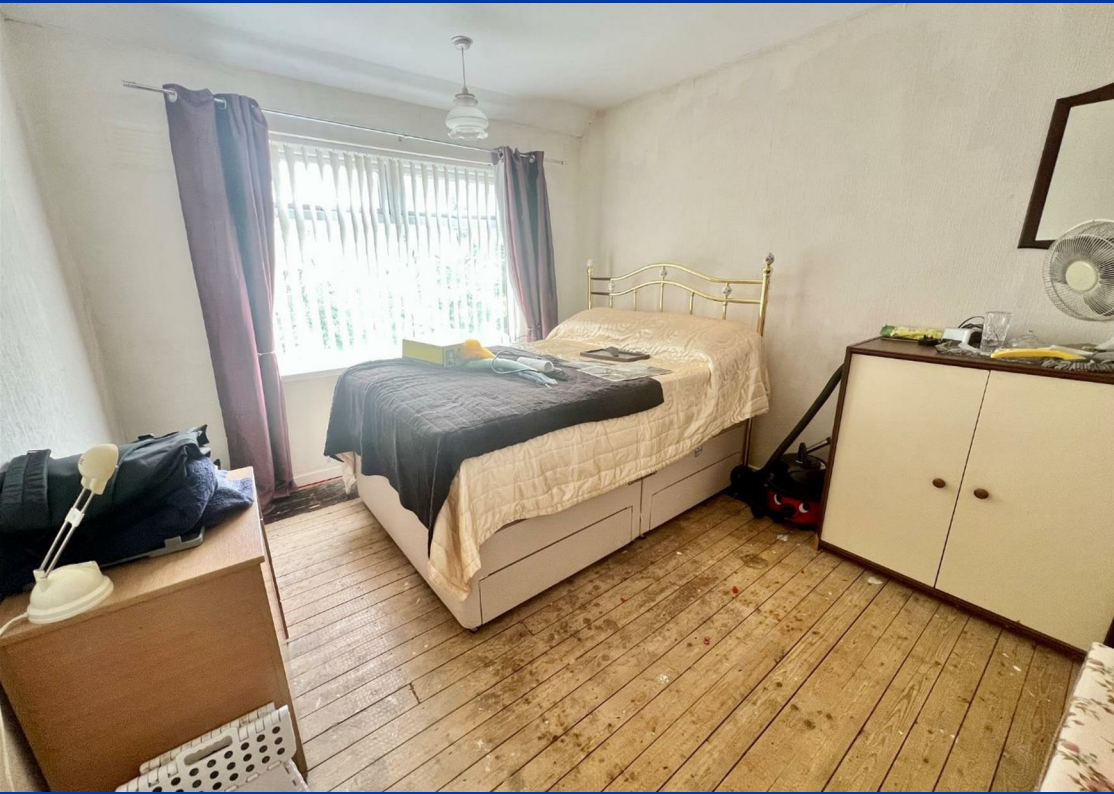
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1701p.a

Energy Rating: Pending

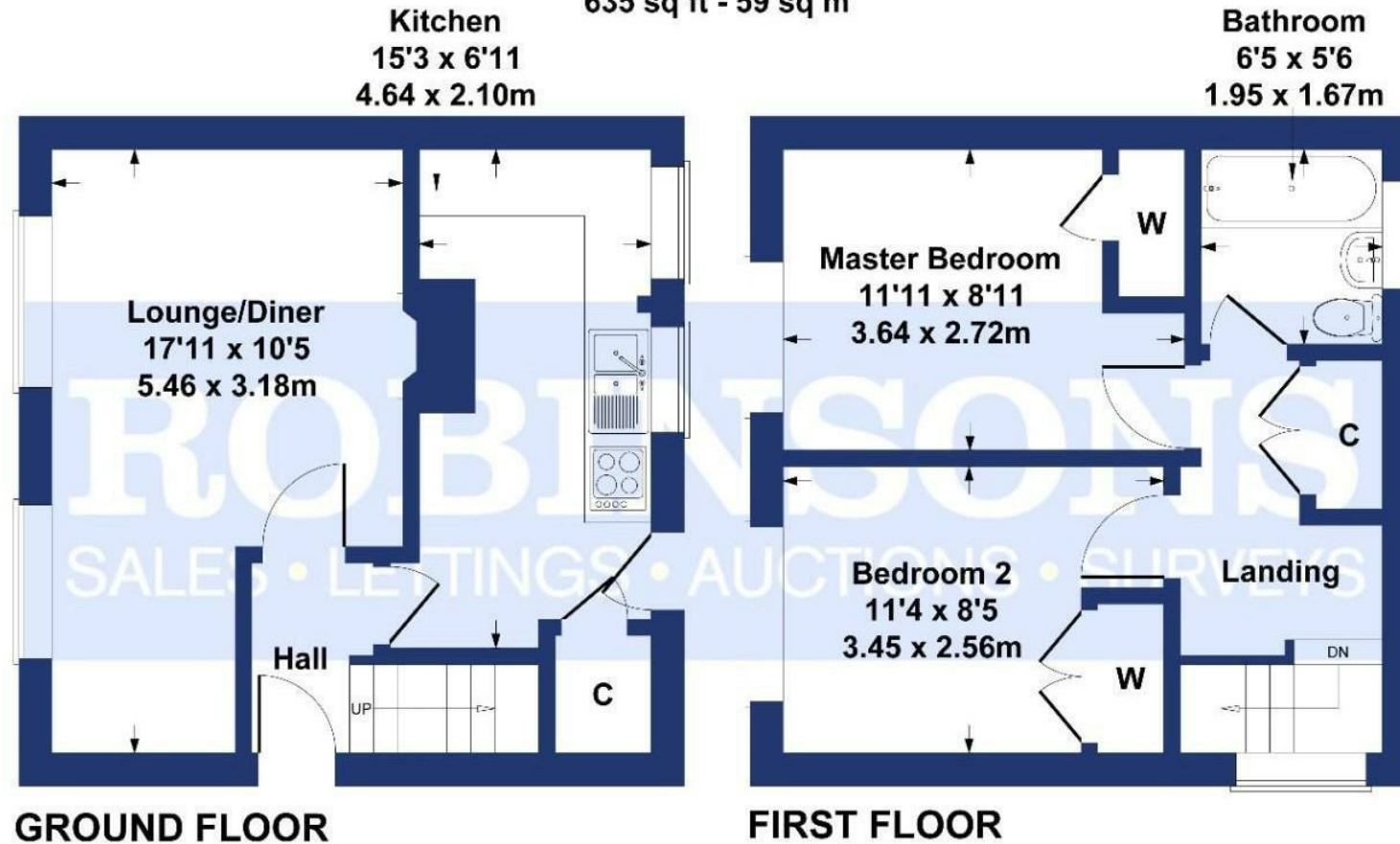
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





## Approximate Gross Internal Area

635 sq ft - 59 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.