



Blackiston Close, Coxhoe, DH6 4SU  
3 Bed - House - Semi-Detached  
No Offers £160,000

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# Blackiston Close

## Coxhoe, DH6 4SU

No Chain \*\* Stunning Property \*\* Being Sold at 22% Discount Under Discounted Market Scheme (Criteria Applies) \*\* Landscaped Rear Garden With Sunny Aspect \*\* Driveway \*\* Modern Development \*\* Outskirts of Coxhoe Village & Durham City \*\* Good Road Links \*\* Two Bathrooms \*\* Pleasant Position \*\* Early Viewing Advised \*\*

The floor plan briefly comprises an entrance hallway with cloakroom/WC, a comfortable lounge offering space for a dining area or home office, and a superb fitted kitchen/diner with a range of integrated appliances and French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room/WC, along with a modern family bathroom.

Externally, the property enjoys a pleasant position with driveway parking to the front and an enclosed, landscaped rear garden featuring lawn and patio areas, some benefiting from sunny aspects.

Coxhoe is a well-established and popular village situated approximately five miles south of Durham City, offering an excellent balance of village living with easy access to both open countryside and larger 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 conveniently located nearby, along with leisure provision such as Active Life @ Coxhoe, which offers gym and sports facilities.

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









## GROUND FLOOR

### Hallway

### WC

### Lounge

15'11 x 14'78 (4.85m x 4.27m)

### Kitchen Diner

14'10 x 10'2 (4.52m x 3.10m)

## FIRST FLOOR

### Bedroom

11'11 x 8'6 (3.63m x 2.59m)

### En-Suite

8'4 x 4'4 (2.54m x 1.32m)

### Bedroom

9'11 x 8'4 (3.02m x 2.54m)

### Bedroom

8'8 x 6'3 (2.64m x 1.91m)

### Bathroom/WC

6'2 x 5'5 (1.88m x 1.65m)

### Agents Notes

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

Tenure: Freehold Assumed

Estate Management Charge – Yes (tbc)

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 – Being sold under the Discounted Market Scheme at 22% Discount

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. Check with seller.

Accessibility/Adaptations – NA

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

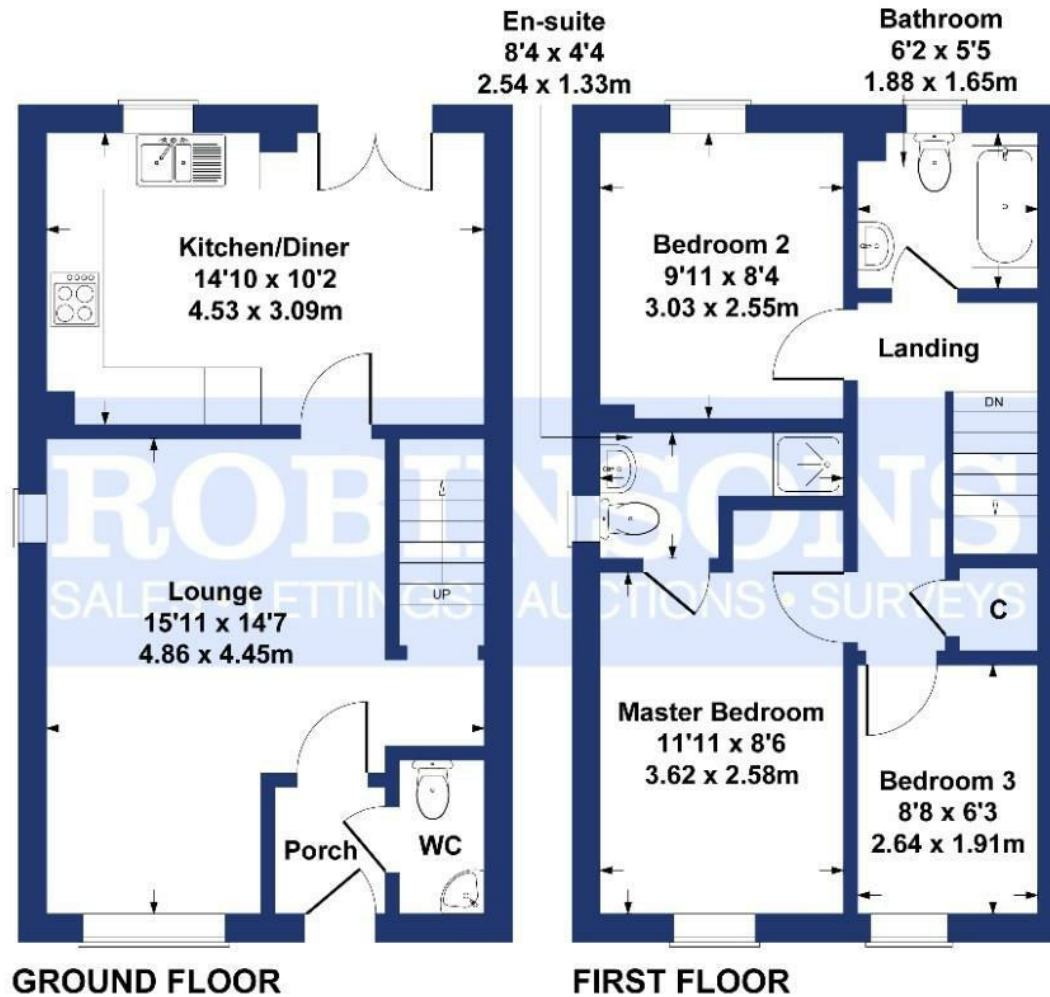
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robnsons 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.



# Blackiston Close

Approximate Gross Internal Area  
829 sq ft - 77 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(13-58)	D		
(9-34)	E		
(2-13)	F		
(1-20)	G		
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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