



Park Avenue, Coxhoe, DH6 4JL
3 Bed - House - Semi-Detached
O.I.R.O £75,000

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Park Avenue Coxhoe, DH6 4JL

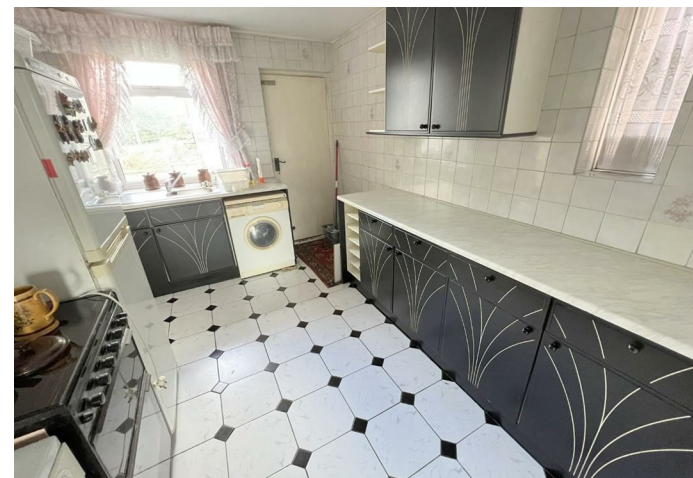
No Upper Chain ** Ideal Investment With Fabulous Potential ** In Need of Full Refurbishment ** Popular Village Location ** Outskirts of Durham ** Private & Sunny Rear Aspect ** Local Amenities & Major Road Links Close By ** Gardens & Parking ** GCH & Double Glazing ** Early Viewing Advised **

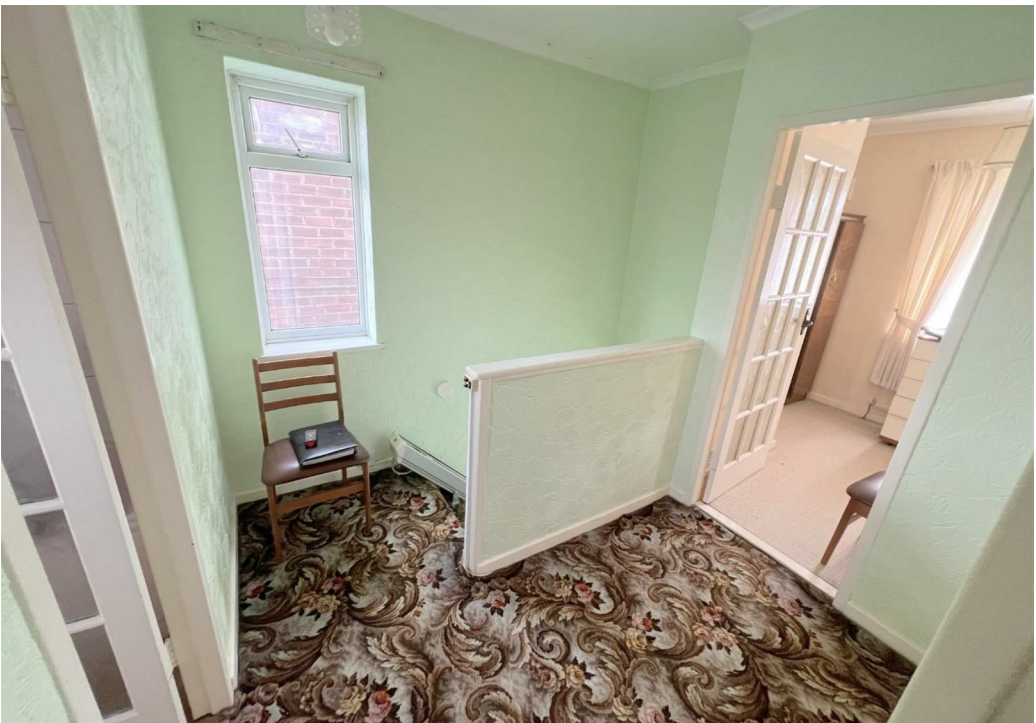
The floor plan comprises: entrance porch, hallway, lounge dining room, lean to/conservatory, kitchen. The first floor has three bedrooms and bathroom/wc. Outside the property occupies a pleasant position with gardens front and rear. The front provides off street parking, whilst the rear enjoys a private and sunny aspect. There is an outside utility/store area which is in need of repair.

Park Avenue is a development in the Parkhill area, on the outskirts of Coxhoe Village. Coxhoe has a good range of everyday shops etc and is approximately 5 miles from Durham City Centre where there are comprehensive shopping and recreational facilities available. It is well placed for commuting purposes being just off the A(177) Highway which offers access to Durham City and Teesside and is within a few minutes drive of the A1(M) Motorway Interchange at Bowburn.

EPC rating C

Council tax band A - Approx. £1468pa











GROUND FLOOR

Entrance Porch

Hallway

Lounge Diner

21'11 x 11'11 (6.68m x 3.63m)

Lean To/Conservatory

9'07 x 9'07 (2.92m x 2.92m)

Kitchen

14'08 x 9'0 (4.47m x 2.74m)

FIRST FLOOR

Bedroom

11'10 x 11'11 (3.61m x 3.63m)

Bedroom

10'07 x 9'10 (3.23m x 3.00m)

Bedroom

9'01 x 8'04 (2.77m x 2.54m)

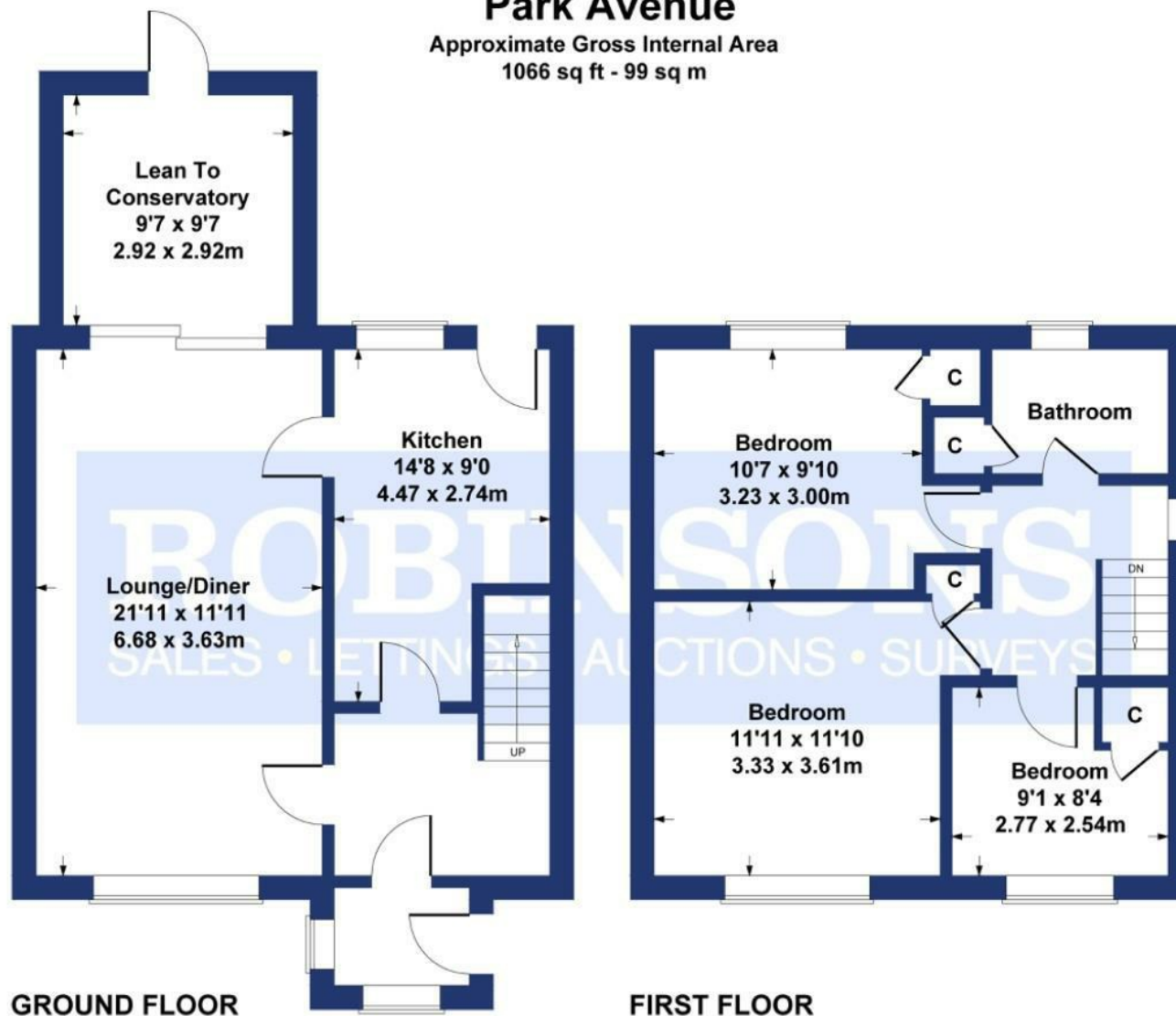
Bathroom/WC

6'10 x 5'06 (2.08m x 1.68m)



Park Avenue

Approximate Gross Internal Area
1066 sq ft - 99 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) 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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