

Grange Crescent, Coxhoe, DH6 4BG
2 Bed - House - Semi-Detached
Offers In The Region Of £85,000

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No Upper Chain ** Ideal First Buy or Investment ** Good Sized Plot * Shared Driveway / Rear Parking & Garden ** Popular Village Location ** Good Local Amenities & Road Links ** Double Glazing & GCH Via Combination Boiler ** Early Viewing Advised **

The floor plan comprises: entrance, comfortable lounge, modern fitted kitchen, rear lobby with storage and WC. The first floor has two bedrooms and modern bathroom with shower over bath. Outside there are front and rear gardens with possible parking.

Grange Crescent is positioned on the outskirts of Coxhoe, where there are everyday shops etc available with a more comprehensive range of shopping, recreational facilities and amenities are available within Durham City Centre and Sedgefield. Coxhoe is also well placed for commuting purposes being just off the A(177) Highway which provides good road links to Durham City and Teesside and also offers access to the A1(M) Motorway Interchange at Bowburn providing good road links to both North and South.

Ground Floor

Entrance Vestibule

Lounge

13'11" x 11'10" (4.24 x 3.61)

Kitchen

15'2" x 6'11" (4.62 x 2.11)

Rear Lobby

WC

First Floor

Bedroom

11'10" x 11'0" (3.61 x 3.35)

Bedroom

9'10" x 8'5" (3.00 x 2.57)

Bathroom/WC

Tenure - Freehold

Council Tax Band A - Approx. £1426 PA



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Dedicated Property Manager

Grange Crescent

Approximate Gross Internal Area
693 sq ft - 64 sq m



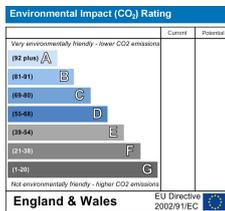
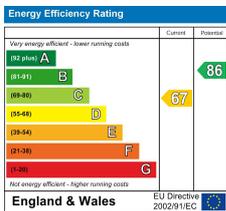
GROUND FLOOR

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. 2022



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