



School Avenue, Coxhoe, DH6 4EB
2 Bed - House - Semi-Detached
£129,995

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School Avenue Coxhoe, DH6 4EB

* GARDEN AND OFF ROAD PARKING *

This two bedroom, two reception room semi-detached house has the benefit of rear garden and off road parking. The property is well presented throughout with re-fitted kitchen, modern bathroom, gas combination boiler and UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge, dining room and kitchen which is extensively fitted with a range of wall, base and drawer units. To the first floor there are two bedrooms and a bathroom with three piece suite.

Outside the house has a large rear garden which is laid to lawn with a paved patio area. Beyond the garden is a gravelled area for off road parking.

Situated in Coxhoe, residents enjoy access to a variety of amenities including convenience stores, a pharmacy, and inviting eateries. Embrace the community spirit at the village hall, hosting an array of fitness classes, coffee mornings, and seasonal markets. For comprehensive shopping needs, Spennymoor is 4 miles away, boasting supermarkets and a diverse selection of high street shops and dining options.

Indulge in retail therapy at Durham City Retail Park, a short 6-mile journey, offering an extensive array of brands, homeware stores, and delectable fast food outlets. For a cultural experience, explore the historic city of Durham, renowned for its charming independent shops, acclaimed restaurants, and vibrant nightlife.











GROUND FLOOR

Hall

Lounge

16'1 x 14'4 (4.90m x 4.37m)

Dining Room

16'1 x 11'5 (4.90m x 3.48m)

Kitchen

19'6 x 7'7 (5.94m x 2.31m)

FIRST FLOOR

Bedroom

13'0 x 11'6 (3.96m x 3.51m)

Bedroom

16'1 x 10'9 (4.90m x 3.28m)

Bathroom

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 66 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

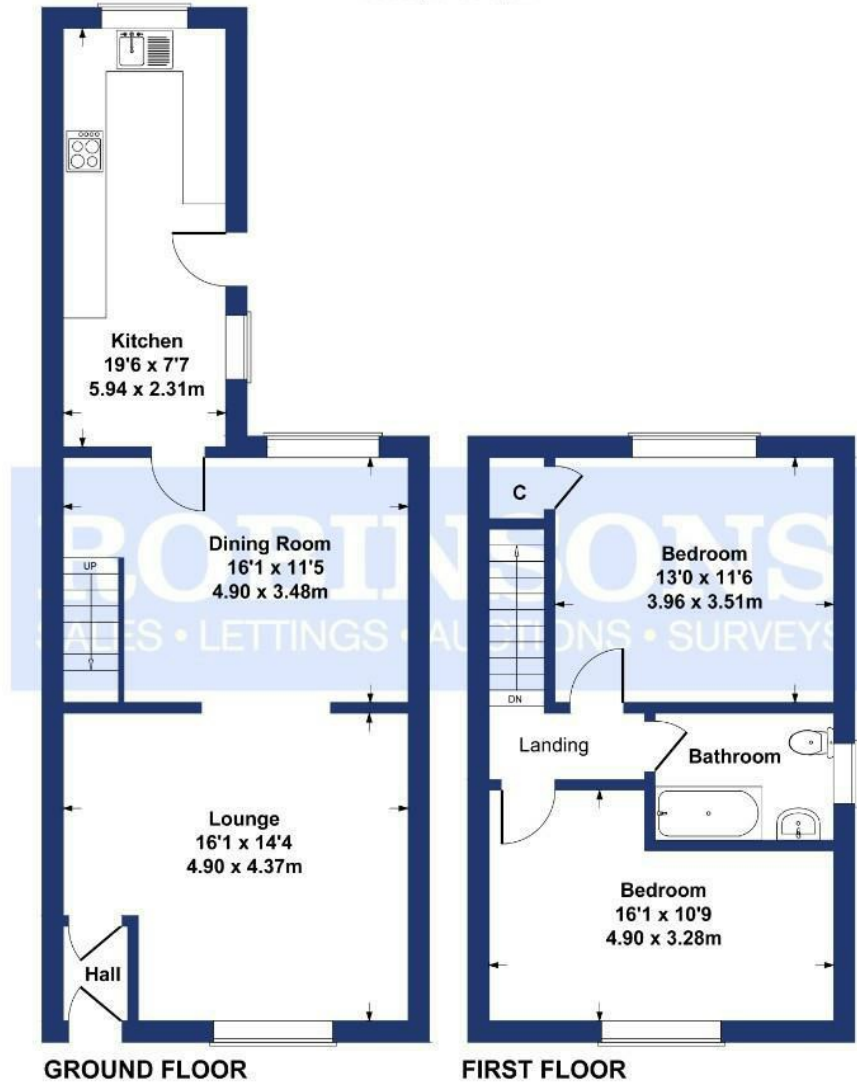
Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: D

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.

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Approximate Gross Internal Area
996 sq ft - 93 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

