



Grange Crescent, Coxhoe, DH6 4BG
3 Bed - House - Semi-Detached
£114,995

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Grange Crescent

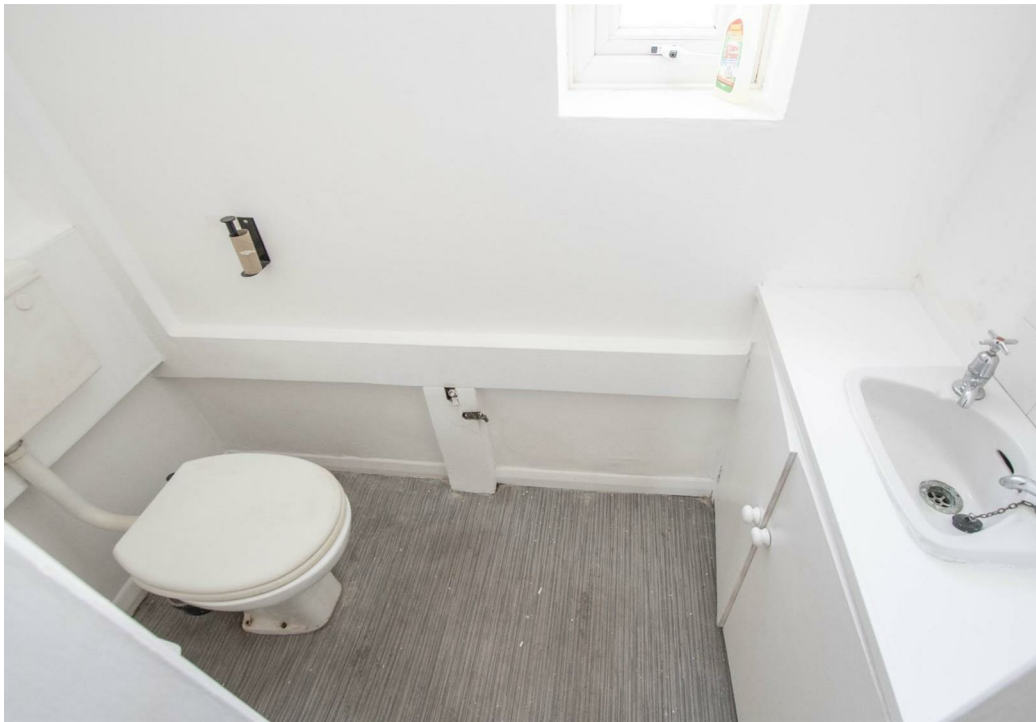
Coxhoe, DH6 4BG

No upper chain ** Extended floor plan ** Generous corner plot ** Gardens ** Good further potential ** Well presented ** Early viewing advised **

Step inside this well-presented home and discover a thoughtfully arranged layout designed for modern living. The accommodation begins with an inviting entrance hallway that leads to a bright and comfortable lounge—perfect for relaxing or entertaining. Towards the rear, a secondary hallway provides access to a convenient ground floor WC. At the heart of the home is the spacious open-plan kitchen and dining area, which enjoys direct access to the rear garden via French doors. This creates a seamless flow between indoor and outdoor spaces, ideal for family life and social gatherings.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom with WC, all designed with comfort and practicality in mind. Externally, the property enjoys generous gardens to both the front and rear, offering ample space for outdoor enjoyment, children's play, or future landscaping potential.

Situated in the picturesque village of Coxhoe in County Durham, the property benefits from a harmonious blend of rural charm and modern convenience. Just six miles south of Durham city centre, Coxhoe provides a peaceful village lifestyle with excellent connectivity via the A177 and A688, making commuting simple. The village itself offers a range of essential amenities, including shops, schools, and leisure facilities, all contributing to a high quality of life. Coxhoe is an appealing location for a variety of buyers—from first-time homeowners to growing families—thanks to its welcoming community, scenic surroundings, and easy access to urban centres.









GROUND FLOOR

Entrance Hall

Lounge

14'1 x 12'8 (4.29m x 3.86m)

Rear Hall

WC

6'11 x 3'2 (2.11m x 0.97m)

Open Plan Kitchen & Dining Room

Dining Room

14'1 x 7'4 (4.29m x 2.24m)

Kitchen

9'11 x 7'07 (3.02m x 2.31m)

FIRST FLOOR

Bedroom

10'11 x 10'1 (3.33m x 3.07m)

Bedroom

10'11 x 9'11 (3.33m x 3.02m)

Bedroom

10'1 x 7'4 (3.07m x 2.24m)

Bathroom/WC

6'8 x 6'7 (2.03m x 2.01m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 79 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

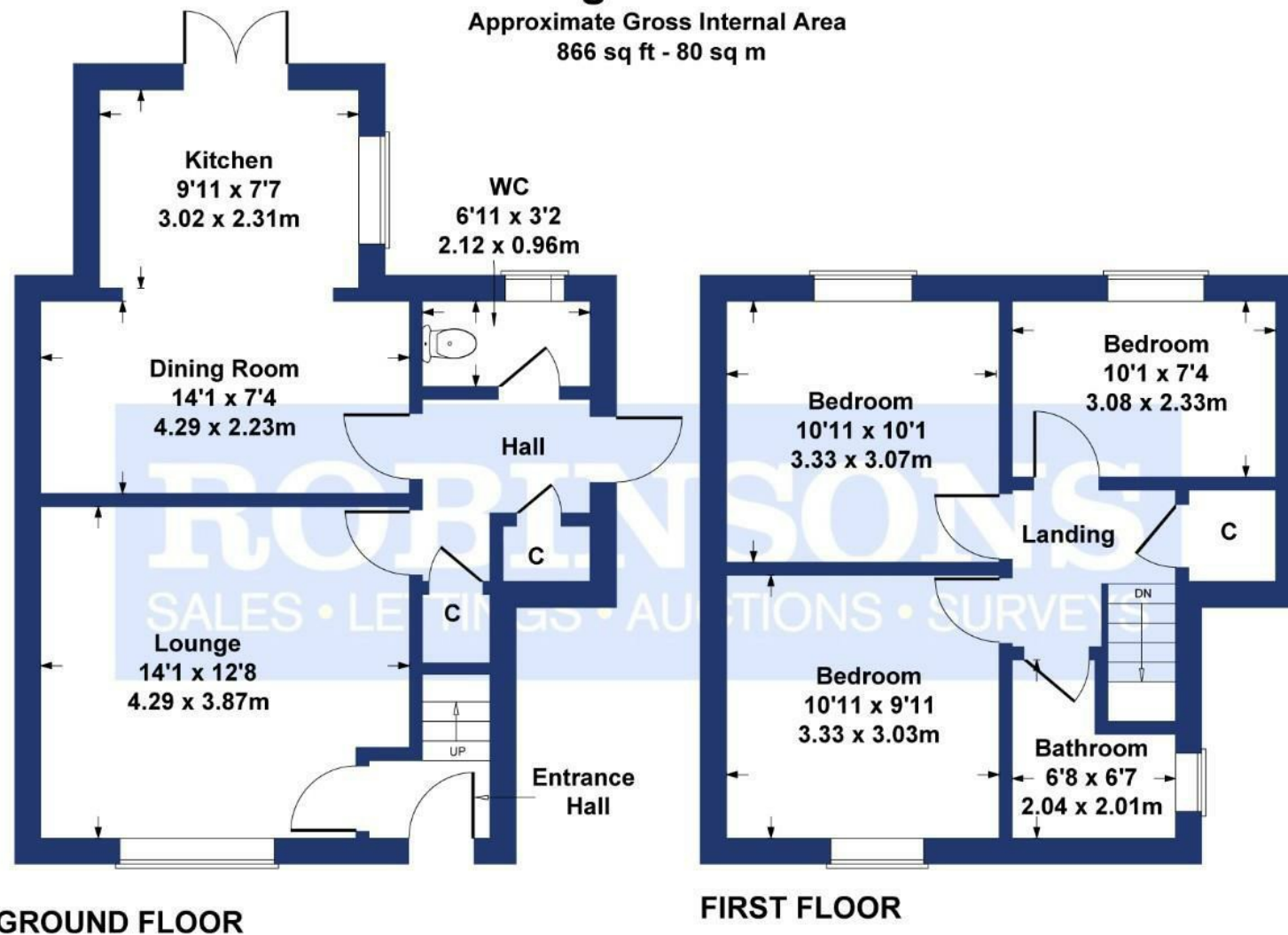
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: C

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
866 sq ft - 80 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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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